

Ehsan, Beth

From: Doug Alter <dougalter@cox.net>
Sent: Saturday, October 04, 2014 7:51 PM
To: Ehsan, Beth
Subject: North County Environmental Resources (NCER) Recycling Facility;

1. North County Environmental Resources (NCER) Recycling Facility; PDS2008-3500-08- 015; PDS2013-BC-13-0019; Environmental Review Number PDS2008-3910-08-08-012

I am concerned that this project is a very poor fit for the area, even though the zoning permits light industrial, this project has too many negative effects. Not just a traffic impact, but from lots of heavy duty trucks, creating more noise. Noise pollution from long hours of heavy machinery in the open grinding, crushing and moving the debris and the resultant product. The surrounding business and industry on both sides of I-15 in that area are agriculture in nature, I think that type of industry would be an excellent fit, not a Dump/recycling plant. This project will not enhance the area, it will only damage it, and curtail future appropriate development.

Douglas Alter

2080 Garden Valley Glen

Escondido, CA 92026

Ehsan, Beth

From: Mike Bargman <mikebarg@dpr.com>
Sent: Monday, October 13, 2014 6:44 AM
To: Ehsan, Beth
Cc: Richard Savinda
Subject: Proposed Waste recycling plant at Mesa Rock Road

Beth,

As a homeowner in the Jesmond Dene area of Escondido, I am very concerned about the proposed recycling plant at Mesa Rock Road. The noise and dust and traffic around this plant will ruin our pleasant community. We are directly across the freeway from this proposed location and the noise will definitely be a major impact to our property values. I am in the construction industry and I am aware of how much noise and dust is created by concrete crushing and breaking activities. Please help these people to understand the impacts this will have on our quality of life.

Thank You,

MB

Michael Bargman
DPR Construction

(619) 719-7842 cell
(858) 430-5836 fax
mikebarg@dpr.com

Ehsan, Beth

From: thebarg@cox.net
Sent: Monday, October 13, 2014 11:56 AM
To: Ehsan, Beth
Subject: NCER Waste Project

Good afternoon Beth,

We would like to express our concern over the NCER Waste Project being considered. We believe the proximity to homes in the area will result in dirt and dust exposure as well as an increase in noise, which will cause home values to decline and discourage home ownership in the area. This in turn hurts our local schools and local economy. Please consider an alternative site for this plan further up the I-15 corridor where there are fewer impacted residential areas.

Thank you,

Michael and Donna Bargman
2912 Jesmond Dene Heights Road
Escondido, CA 92026

Ehsan, Beth

From: Kimberly Berman <kberman@bridgesaba.com>
Sent: Tuesday, October 07, 2014 8:14 AM
To: Ehsan, Beth
Subject: NCER Waste Project

As a new resident of Jesmond Dene Heights, I am very concerned about this proposed waste "recycling" plant at Mesa Rock Road. Had we understood the nature of this project so close to home, we may have chosen to buy elsewhere. We are extremely concerned about the decline of value of our home, as well as the everyday implications of living so close to a site of this nature (noise, pollution, debris, health risks). We chose to live in a quiet, secluded part of town, so to have a project of this magnitude directly across from our community is upsetting. Thank you for taking our comments into consideration. Sincerely,

Kim Berman

Kimberly Schmittou Berman, MSW, BCBA

Founder/Executive Director

ABA Education Foundation

P: 619.840.9993

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From: **Barbara B.** <cagirl97@gmail.com>

Date: Tue, Jul 30, 2013 at 4:31 PM

Subject: ADJ Site Plan 08-015_Proposed Recycle Plant

To: david.sibbet@sdcounty.ca.gov, beth.ehsan@sdcounty.ca.gov, bill.horn@sdcounty.ca.gov, sabed@escondido.org, odiaz@escondido.org, egallo@escondido.org, mmorasco@escondido.org, jmasson@escondido.org, greg.cox@sdcounty.ca.gov, dianne.jacob@sdcounty.ca.gov, dave.roberts@sdcounty.ca.gov, ron-roberts@sdcounty.ca.gov

To all parties concerned,

I am writing to share my thoughts regarding the proposed recycling plant on Mesa Rock Road in Escondido. I am very concerned about the many negative impacts it would have on our personal and community quality of life.

TRAFFIC NOISE:

We live in Deer Springs Oaks, which is a senior community located at the intersections of Mesa Rock Road, Deer Springs Road, and the I-15 highway southbound ramp.

We have lived here for five years and we really enjoy it. Although we have noticed the traffic increasing at an alarming rate, we have taken steps to compensate for the increased traffic noise and pollution. Since we are on a corner lot that fronts Mesa Rock Road, we are limited in our efforts to further shield ourselves from the increased truck traffic that would come from the plant. (Please see attached images)

With my pictures, I hope to give you the feel of where we live so you can experience our concerns regarding this recycle/concrete crushing plant. Undoubtedly, all ***loud diesel trucks*** will go past this intersection. We would have to listen to the sounds all day, from early morning to early evening, 6 days a week!! We would hear the Jake brakes all day long because the intersection for Deer Springs Road is only a very short distance to the left of the stop sign you see in my pictures. Since it runs parallel to the I-15, most traffic on Mesa Rock Road goes above the speed limit. The trucks going to and from the recycle plant would be no different and would have to use their loud compression brakes to stop at the light on Deer Springs Road.

Try to imagine, if you would, the SUV on my picture as being a tandem-style diesel truck flying down Mesa Rock Road piled high with concrete, broken drywall, or all sorts of trash, leaving a trail of droppings as it hurries to reach its destination so it can unload and go to get another load. Time is money\$\$! Those trucks would make our lives unbearable here.

A sound wall would not even help us because of our proximity to Mesa Rock Road. The cars on the roads and highway are not the problem; it is the trucks that cause a major noise nuisance. I can't even begin to imagine 80 or more diesel trucks going past our home 6 days a week, and up to 14 hours a day (from 5 am to 7 pm)!!

Please put yourselves in our place. Would you want this recycle plant located in your neighborhood??

Besides Deer Springs Oaks, there are many beautiful homes located near us that front Mesa Rock Road. There is also a gorgeous housing development (High Point) that is under way. No one will want to buy an expensive luxury home located near a recycle plant with noisy trucks going up and down the road everyday!!

AIR POLLUTION:

Based on the reports I read from San Diego County, air pollution/quality is a major concern. Living so closely to a highly trafficked intersection, we see the air pollution in a very tangible way. The residual contaminating particles in the air settle on our home, both inside and outside; it is a greasy film that coats surfaces. Since this proposed recycle plant will also be doing concrete crushing and handling hazardous materials, the dust from the trucks as well as the plant will add major pollutants to our air. I can only imagine the additional negative impacts it will have on our physical bodies. Common sense dictates that eighty or more trucks passing by our home on Mesa Rock Road will undoubtedly have a devastating effect on our health and well-being!! We will not be able to live outside the walls of our home to enjoy our beautiful surroundings. I shudder to think of it!

ILLEGAL DUMPING:

Side note: This situation brings back childhood memories. About 50 years ago, I lived in Pennsylvania. At that time, we had to take the trash to the city dump. After all these years, I still remember the drive there very vividly. The roadway outside the dump was always littered with garbage, the same things I'm seeing on Mesa Rock Road. It was so unsightly and left an indelible impact on my mind. Even as a child, I couldn't understand

why they would have such an undesirable, filthy and dirty place located so close to where people lived!! I don't know which came first, the dump or the residential area, but either way they don't belong in such close proximity to each other!! What were they thinking??

Later, in the 1970's, the dump was covered over with landfill and the city made a park area for the residents, but the memory has not disappeared!

Because Mesa Rock Road is very rural and very secluded, it invites garbage dumping at night. In the past 5 years, I have had to call SD County many times to have the trash removed. Large ticket items as well as bags of garbage find their way to Mesa Rock Road: washers, mattresses, tires, televisions, etc. Because there was so much litter on the sides of Mesa Rock Road at the time of my last call to the county earlier this year, it warranted using the chain-gang to come and clean up the area. It took 2 days to complete the cleanup with many workers being utilized!!

My point is this: if we have so much dumping taking place now on Mesa Rock Road, I have reason to believe that it will increase to a much grander scale. This proposed recycling plant is nothing more than a *glorified garbage dump!* It will invite more people to bring their trash in the middle of the night, knowing that either the county or the owners of the recycle plant will have to pick it up. This will be especially true if there are fees charged to bring recycled items to the plant. I'm certain that the county, not the recycle plant, will have to clean up the mess and pay for it with our tax dollars!!

DECREASED PROPERTY VALUES:

If this recycle plant is permitted, it will have a detrimental effect on the value of our properties. We are not looking to relocate, but those who do want to sell their homes would have great difficulty. With all the items I mentioned above, the marketability of homes located on Mesa Rock Road/Deer Springs Road and the surrounding areas will be impacted in a very negative way. It would be devastating!

In conclusion, Deer Springs Oaks has been here for over 50 years. When it was first established in 1959/60, the surrounding area was very serene; Old 395 was the only major thoroughfare! I imagine it must have been paradise! It still has that 'living in the country' feel to those of us who live here now. We want to keep it that way!

Living in this prime location with such valuable highway access, I realize that growth and development are inevitable in the upcoming years; however, I hope to see more mutually

beneficial projects presented to the county for our area. I hope they are ones that don't include garbage, recyclables, waste matter of any kind, or a steady flow of truck traffic on Mesa Rock Road a daily basis!

I have faith and I trust that the city of Escondido and the county of San Diego will do the right thing. I am pleading with you to vote **against** this recycle plant, thereby preserving our beautiful countryside community and neighborhood... **our home!!**

Sincerely,

Barbara Bernatovich, Peter Rohrich

1299 Deer Springs Road, San Marco, CA

5 attachments — [Download all attachments](#) [View all images](#)



View of Mesa Rock Road Intersection from our yard.JPG

2826K [View](#) [Download](#)



View of Mesa Rock Road from our driveway.JPG

2523K [View](#) [Download](#)



**View from our yard of traffic on I-15
ramp.JPG**

2655K [View](#) [Download](#)



**SUV on Mesa Rock Road from our
driveway.JPG**

2675K [View](#) [Download](#)



**View of Mesa Rock Road, Deer Springs
Road, and I-15 from our back yard.JPG**

2564K [View](#) [Download](#)

Ehsan, Beth

From: Royalviewranch@aol.com
Sent: Friday, October 10, 2014 10:14 AM
To: Loy, Maggie A
Cc: Ehsan, Beth
Subject: N C Environmental NOP comments

October 8, 2014

Allen F. & Karen Binns
2637 Deer Springs Place
San Marcos, CA 92069-9761
760-744-5916
royalviewranch@aol.com

Maggie Loy
County of San Diego
Planning and Development Services
5510 Overland Avenue, Suite 310
San Diego, CA 92123

RE: North County Environmental Resources PDS2008-3500-080-015; PDS2013-BC-13-0019; PDS2008-3910-08-08-012

NOP Comments

Dear Ms. Loy,

We would like to thank you for the opportunity to comment on this Notice of Preparation.

We have been following this project from its beginnings. We were opposed to the rezone of this property to the current status of High Intensity Industrial. There has been a lot of Community opposition with this project also.

We have several topics of concern, however our comments will be just a brief outline.

Air Quality:

Most of the people who live near the site are elderly people who have breathing issues. The Deer Springs Mobile Home Park is nearby. That is an elderly mobile home park. People with asthma will also be affected by the dust generated by this site and its truck traffic, as well as the activities onsite such as blasting, rock crushing, etc.

Will the trucks be covered when they are arriving and leaving the site?

Noise:

The Twin Oaks Community Sponsor Group is very concerned with the hours of operation, and why they are so long? They are from 5 am to 7 pm Monday thru Saturday. Most business start at 7 am and close around 4:00 or 5:00 pm. The truck scales do not even open until 7 am. What type of business will they be conducting at such an early hour? What type of noise will this generate? This will be a real hardship for the neighbors to this project. They will be listening to large trucks idling as they are staging before 5 am to enter the site. There is a noise ordinance that needs to be adhered to. It starts at 7 am.

How will the project be able to adhere to the Noise Ordinance with the type of demolition such as rock crushing, blasting, etc., that they will be conducting?

What will the containers be made of? Will they be metal containers? The neighbors will be exposed to the constant “clanging” every time something is dumped into the containers.

Construction activities for the site will occur Mondays thru Fridays between 6 am and 5 pm. Why are they starting construction so early in the morning? There is a noise ordinance to adhere to and that is why most construction business do not start before 7 am.

Environmental Hazards:

Another concern is the hazardous waste issue. The workers at the project site are going to look at the load when they enter. Who is to say that the hazardous materials are not going to be placed in the center of the load where they will not be detected. What happens if they are then detected after the load has been dumped and the dumping party has left the site?

Fire Plan:

The NOP states that C&D mulch can stay on site for 90 days. Our fear is for a mulch fire on site. Last year there were several mulch fires around the county and they burned for days. How will the Fire Plan address this?

Water:

We are in a severe drought, yet they plan to use a tremendous amount of water. Is this water truly available or is it “just on paper”?

Traffic:

The project is only allowed 2 outbound trucks per day. We know that that will not be economically feasible. How will the EIR address this?

There is also the devaluation of property for those who live next to the site. The devaluation of property values will cause a decline in the comparison value or “comps” for people who are trying to sell their property who may not even live next to the site.

The project applicant is notorious for not getting the appropriate licenses. The Community is aware of this and is quite skeptical that he will adhere to the rules and conditions he needs to follow. The Community is also concerned with “piece-mealing” where the applicant understates his project to get approval and then after approval increases his capacity.

Once again thank you for listening to our concerns regarding this Notice of Preparation.

We hope these issues will be discussed in the EIR.

Sincerely,

Allen F. Binns
Karen Binns

October 10, 2014

Beth Ehsan, Project Manager

5510 Ruffin Rd, Suite 310

San Diego, CA 92123

Dear Ms Ehsan,

Thank you for this opportunity to comment on the preparation of the Environmental Impact Report (EIR) for the proposed Recycling Facility by the Hilltop Group Inc. Your letter to the applicant dated August 12, 2014 which included an Initial Study was extremely thorough. We would like to reconfirm our concerns with the potentially significant impacts that were identified, as well as additional impacts identified below.

Initially, we request that the project applicant be required to provide analyses that include the possible future, full build-out, worst-case scenario. The project applicants have presented their proposed recycling plant project with limited information and specifics. Yet, the specifics that have been provided indicate future growth and are not consistent with their stated plans, as identified by other reviewers. As you are aware, it is far too easy to obtain a final decision of approval on a proposed project, and then the next day, start the process for increasing the scope of the existing project. This is incrementation and is not permitted by law. Therefore, this environmental analysis should include any future uses of the site, including the potential for future growth incorporating a worst-case scenario (or full build-out). Without this part of the analysis, neither the County nor the Public has an opportunity to assess the long range, full impacts of the proposal. This is the proverbial "foot in the door" scenario, and once it is allowed, there is no potential for reversal or informed long range planning. Additionally, requiring the applicant to provide analyses incorporating a full, future worst-case build-out scenario is justified based on the mapped areas not being identified for permanent open-space as clear indicators of future expansion. The current plot plan identifies a 100-ft buffer zone between the area proposed as biological open space and a "building zone". This clearly indicates an intention for future development. Therefore, full buildout is foreseeable, and should be analyzed._

Many proposed development projects, including large ones, have between 1-3 areas where there is a potential for significant impacts. This project has identified 7 areas, and I believe there are more. Vibration should be analyzed as there is a high potential for significant (and unmitigable) effects to result from this project. Once all recycling equipment is identified, we are confident there will be vibration impacts from their use, based on crushing and direct-impact, repetitive types of material reduction. A Vibration Analysis has been included in many proposed recycling project EIR's, and should

be required for this project, especially considering the nearby proximity to residential areas in nearly all directions. Being adjacent to a freeway does not mitigate any potentially significant impacts as this facility is situated much higher in elevation than the freeway. Therefore, we request you require a Vibration Study as part of the Noise Study in the Environmental Impact Report.

Additionally, as part of the Noise and Vibration Study, because this facility is proposing to operate 6 days a week, 14 hours a day, a detailed analysis based on hourly prediction models, using current and future traffic models should be required. The Noise and Vibration impacts will be quite different at different times of the day. All sensitive locations with a potential for significant negative impacts should be identified, and these areas should be analyzed as part of the hourly prediction models.

We believe once the true Project Description with all foreseeable equipment and future use is identified, there is likely a potential for significant cumulative impacts on Traffic. Again, sensitive locations should be identified, such as the Deer Springs exit and the roads that feed into it. Although the applicant has only identified a limited number of truck trips as part of the project; this number will clearly be much higher once the facts of the intended facility (and future build-out, worst-case scenario) are shown. As discussed above, as the analyses for this proposed project are conducted, they should include foreseeable areawide future growth and their worst case scenarios as well. Other commentors have exposed inconsistencies and generalizations within the project description to date and they have used clear calculations to show that the applicants are likely intending for this facility to grow, since the proposed infrastructure is significantly above what the proposed project would require, whether they admit to it or not. The Noise, Vibration and Traffic studies should include worst case scenarios using future full potential build-out of the Recycling Facility and include all proposed development projects in the area, including the proposed relatively adjacent Miriam Mountain development project and its full build-out scenario, which is in its early planning stages at this time. The Cumulative Impacts of both the proposed Recycling Facility, along with the Miriam Mountain development project, needs to be fully addressed to determine the resulting impact from all new sources (e.g. Traffic, Noise and Vibration, dust and Air Quality, Visual, etc.

Along with the potentially significant impacts associated with Noise, Vibration and Traffic, the potential for fugitive dust and Air Quality should be analysed using the full future potential build-out worse-case scenario. This area of concern has been addressed by other reviewers.

We would also like to reiterate the concern over potential significant Visual Impacts. This proposed project is the only project on a virtually undisturbed hillside corridor. Although some graded firebreaks do occur, these are not generally visible nor extensive. The hillside corridor is largely undisturbed, undeveloped and natural and any development would be a significant visual impact. Again, being adjacent to the I-15 freeway does not mitigate this impact, as the proposed industrial facility is much higher in elevation and is directly across extensive residential areas. Additionally, the analyses may try to indicate that the residential areas are low density and are already impacted by the freeway. This would be incorrect. The freeway was already in existence when the homes were built and there are many areas of high-density residential use. Again, the proposed facility is much higher in elevation and therefore the existing impacts from the freeway do not mitigate or reduce the possible impacts from the

proposed project. (The existing illegal grading that has already occurred should be remediated or left to naturally return back to its previous native condition regardless of the environmental review currently being conducted.)

In addition, we request that the project applicant be required to include a Socio-Economic section in the Land Use analysis that includes impacts from full build-out, worst-case scenario on existing home values and quality of life. This type of land use is clearly inconsistent and incompatible with residential quality of life and home values, and therefore, although not previously identified, a potential for significant negative Land Use impacts is possible. Although the project may be consistent with current Zoning Ordinance and Land Use plans, a future, full build-out worst-case scenario would not be consistent, and would require a change to the Zoning Ordinance. This is further justification to require the project applicant to provide future possible full build-out, worse-case scenarios in the analyses.

In summary, we ask the following:

1. Require the project applicant to prepare ALL analyses to include the future, full build-out, worst-case scenario.
2. Include a Vibration Analysis as part of the Noise study and include hourly prediction models with areas of sensitivity identified.
3. Require Cumulative Impacts analyses to be specific when identifying future, full build-out, worst-case scenarios and impacts from this and other projects.
4. Require a Socio-Economic analysis as part of Land Use analysis using the full build-out, worst-case scenario and its impacts on quality of life and home values. Identify the impacts on Land Use as potentially significant.

Again, thank you for the opportunity to comment on the preparation of the Environmental Impact Report for the proposed Recycling Facility. We believe the results of the analyses will provide overwhelming evidence that the proposed Recycling Facility project is ill conceived. We look forward to our next opportunity to review.

Sincerely,

David and Timarie Bixler

25553 Jesmond Dene Rd.

Escondido, CA 92026

Ehsan, Beth

From: lmsox@cox.net
Sent: Monday, September 29, 2014 9:29 PM
To: Ehsan, Beth
Cc: whsox@cox.net
Subject: NCER Response to EIR on Sept. 24, 2014.

Hi Beth,

Thank you for the opportunity to respond to the NCER project proposed at 25568 Mesa Rock Road in Escondido, CA. The proposed NCER project is approximately 1 mile west of our home the way the crow flies. The property lies directly in our line of sight from our backyard. I have many concerns of which I will start to list.

- 1) Starting at 5:30 AM the noise from the freeway is carried from the west to the east. When the weather is cool, the noise is amplified. If I can hear independent diesel trucks on the freeway, I am sure to hear the operation of a crushing plant located adjacent to the freeway. We DO NOT want this added and constant noise.
- 2) I believe the intent of the owner of NCER is to support the City of San Marcos in the city's quest for redevelopment. I believe that the material planned to be crushed will be from homes and buildings built prior to 1970 with many even into the 1950s. With that said, old homes and buildings carry a large risk of mold, mildew, asbestos and lead. The prevailing winds from west to east will carry these contagions that cause respiratory problems. These contagions will affect hundreds of homeowners East of the proposed NCER facility in addition to over one thousand elementary school children in attendance at Reidy Creek Elementary school and North Broadway elementary school.
- 3) In regards to Hazardous loads, NCER proposes (page 7, paragraph three): "All NCER supervisors, equipment operators and employees will be trained in the recognition of hazardous waste or suspicious loads, including being trained as Certified Asbestos Consultants." Looking at the Cal/OSHA site, the annual cost of one license is \$500. Before one can attain a license, a person has to attend an approved Asbestos Hazard Emergency Response Act Program, AHERA certification class. California State exams are administered in two locations: one in Los Angeles the other in Sacramento. To complete the CAC training, the following was copied from the Cal OSHA web site.

Required Professional Work Experience and Education consisting of any one of the following:

- A. One year of asbestos related experience and a Bachelor of Science degree in Engineering, Architecture, Industrial Hygiene, Construction Management, or a related biological or physical science; or
- B. Two years of asbestos related experience and a Bachelor's degree; or
- C. Three years of asbestos related experience and an Associate of Arts degree in Engineering, Architecture, Industrial Hygiene, Construction Management, or a related biological or physical science; or
- D. Four years of asbestos related experience and a High School Diploma or its equivalent.

NOTE: Asbestos related work experience cannot be credited until the first approved AHERA initial course has been completed.

Do you really believe that all employees will have the qualifications to be trained as CAC's?

- 4) We have a small grove of avocados and fruit. I am concerned about soil contamination (lead) and pests that will destroy our grove.

Thank you again for your time.

Laura Bowersox
25240 Jesmond Dene Hts. Place
Escondido, CA 92026

Ehsan, Beth

From: whsox@cox.net
Sent: Saturday, September 27, 2014 1:23 PM
To: Ehsan, Beth; Laura
Subject: NCER

Beth,

Thank you for hosting the meeting for comments on the EIR for the NCER facility. I live at 25240 Jesmond Dene Heights Place, Escondido, CA. I am actually in the County. From my backyard have a great view of the proposed facility. Also had a great view a few years back when the owner of the property was doing illegal grading and then started storing almost 100 port-a-potties. Not a great sight.

This action certainly calls into the question the owners willingness to abide by existing zoning laws.

There are a few things I am really concerned about:

1. I can hear the traffic noise from I~15 quite well. What is it going to sound like when the crusher starts working potentially at 5:00 AM.
How are they going to abate this noise!!!
2. Most of the time the wind blows from the west to the east and since I am almost directly East, I have a major concern about what I
will be breathing. You cannot visually inspect for lead or asbestos. Requires testing. This worries me personally and as concerned
citizen since there are two elementary schools half mile further East of this potential hazardous dust! The owner of this property has
already shown he doesn't mind breaking a few laws.

Sincerely

William H. Bowersox

Ehsan, Beth

From: Connie Braun <CBConsult@cox.net>
Sent: Monday, October 06, 2014 8:47 AM
To: Ehsan, Beth
Cc: 'Patti DeLise'
Subject: ADJ-North County Environmental Resources - Mesa Rock recycle facility

Dear Ladies & Gentlemen:

I am very concerned about the impact the Mesa Rock Recycle plant will have on the surrounding community. I live nearby. The noise, dust, debris, smell and traffic will have a undeniable impact on the community and homeowners in the area.

I worked with the company that ran the Sycamore site and the Twin Oaks site. The goal for the operation is to move as much material as possible or there is no reason to be in business. The EIR suggests that there would be only 2 outbound truck loads per day. How big are those trucks? I ride my bicycle on that road as do many other people. How many inbound trucks will that involve? During the construction phase, 44 truck trips a day? During operation, the site will be open 6 days a week from 5:00-7:00 daily. Traffic on Mesa Rock will be unacceptable for the residents.

I strongly urge the County of San Diego and other permitting agencies to deny the permit. Please do not allow this commercial enterprise to affect our view, our air quality, our road safety, our homes and our community.

We live in a beautiful place. Please protect it.

Connie Braun

Ehsan, Beth

From: Vicki Broughton <vmbroughton@cox.net>
Sent: Saturday, October 04, 2014 3:34 PM
To: Ehsan, Beth
Subject: Waste and Construction waste Recycling Facility- Mesa Rock Rd
Attachments: sensitive environment 2004.jpg; sensitive sign 2.jpg

Dear Ms Ehsan,

I live at 2191 Rockhoff Rd, just over the hill from where this Concrete Crushing/ Construction Waste facility is planned.

A year and a half ago or so I got involved and was in opposition then, as I am now. However, I have been busy with the upcoming Nov 4th election so I have not gotten as involved as I should have. Please do not interpret that as not caring about this issue, but just the busy time when these two coincide- both of which are important to me.

As you study the impacts on the environment, the roads and the neighborhood please consider these points.

- This is the worst possible location for a facility of this sort. This should be in an industrial area easily accessed by freeway ramps. If you know our area you know that there is no easy access to this facility except on frontage roads along what has been a peaceful area with nice homes, a winery and event venue, and nurseries. Cyclists use these frontage roads frequently also. The traffic alone will be a disaster. The project proponent tries to convince us that these trucks will use some route they recommend, when in fact we know that the trucks will soon find alternate ways to reach this area by driving on narrow unimproved county streets like Nutmeg or the frontage road off Center City Parkway/ I 15 on ramp if coming from the south. Nutmeg leads to a very dangerous T intersection where it ends at the frontage road. The site distance there is atrocious and dangerous. Many drivers already use that T intersection and Nutmeg when the freeway is backed up or as a shortcut to get on to 15 north. It is already dangerous and will become even worse.
- Those of us just over the hill at the upper end of Rockhoff Rd. will be greatly impacted by the noise pollution, as well as air pollution from such a facility, to say nothing of all the truck fumes that will be spewing into the air. The hours of operation are inane. I cannot imagine sitting in my nice newly landscaped yard, working in my garden, watching the birds in my birdbaths, reading and enjoying life while listening to the noise that I will be subjected to all day long. Obviously my property value will also be affected.
- If the person who owned the land just behind us and adjacent to this proposed area was not allowed to build more than three homes on his 21 acres in order leave the environmentally sensitive and protected area undisturbed and not disturb the nesting area of a protected bird (the Bell's vireo if I recall), how can this person do what he is already doing ? I will send you photos of the signs about environmentally sensitive area- do not disturb. From the aerial view it is obvious that the owner has already changed the area and cleared a large area before even getting the project approved and an impact study completed. Such is his history- act first and then play dumb later.

I could say even more, but I am pressed for time. I hope that you can convey my concerns to all those who need to study this issue thoroughly.

Sincerely,
Vicki Broughton
2191 Rockhoff Rd
Escondido CA 92026
760 741 7553



**"SENSITIVE
ENVIRONMENTAL
RESOURCES
DISTURBANCE
BEYOND THIS POINT
IS RESTRICTED"**



"SENSITIVE
ENVIRONMENTAL
RESOURCES
DISTURBANCE
BEYOND THIS POINT
IS RESTRICTED"

Ehsan, Beth

From: Gary Cech <gary.czh@gmail.com>
Sent: Monday, October 06, 2014 9:21 AM
To: Ehsan, Beth
Subject: ADJ-North County Environmental Resources

I Mr. Cech am concerned about the impact of this project because of noise, dust from operations living near the freeway is not any better for a CPAP machine. and debris carrying trucks traffic in and around the area with its effects on health, long hours of noisy operation, loss of scenic view, the last time they wanted a water park there ,we the people did not want to have that around.

**Please consider the impact
Thank you G Cech**

Ehsan, Beth

From: Chris Clark <dadillac@cox.net>
Sent: Monday, October 06, 2014 1:37 PM
To: Ehsan, Beth
Subject: IMG_2064



IMG_2064

Dear Madam,

My wife and I live directly north of the proposed waste recycling plant on Mesa Rock Rd. We have lived here since 1979. We love our quiet rural setting, which is a major reason we have stayed here for so long. The proposed plant would have a huge negative impact on this neighborhood and specifically our home. Our view is facing the proposed plant. The noise, dust and traffic generated by this plant will disturb the peacefulness of our area. The lovely natural hillsides that we face from our front windows and gazebo would be dramatically changed for the worse. This area is filled with native vegetation, including valley oaks, engelmann oaks, and ceanothus (which turn the hillsides a beautiful purple in the spring). Please deny this proposed waste and concrete crushing plant for this area. Though I understand the need for a recycle plant, this rural setting is not appropriate for such use. I have included a picture of the proposed area that we view from our home. Thank you.

Sincerely,

Chris Clark

10124 Canyon Dr.

Escondido, CA 92026



County of San Diego

MARK WARDLAW
DIRECTOR
PHONE (858) 694-2962
FAX (858) 694-2555

PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123
www.sdcountry.ca.gov/pds

DARREN GRETLER
ASSISTANT DIRECTOR
PHONE (858) 694-2962
FAX (858) 694-2555

**NORTH COUNTY ENVIRONMENTAL RESOURCES; PDS2008-3500-08-015
SEPTEMBER 24, 2014, COUNTY OPERATIONS CENTER
PUBLIC SCOPING MEETING COMMENT SHEET**

To Whom it may Concern: I would like to express my extreme concern for the proposed recycling plant on Mesa Rock Rd. As residents of the area since 1979, my family and nearby families have enjoyed a peaceful rural neighborhood. The view from our home is directly across the freeway, where the plant location is proposed. Noise from concrete crushing and large trucks continuously traveling back and forth would severely impact our quiet residential area. Our lovely view of the Chaparral and the "Bear and Cubs" rock on the mountain would be blighted. Natural habitat for many wild plants and animals would be invaded or destroyed. Increased traffic crossing over the (see attached)

Mail to:

Beth Ehsan, Project Manager
5510 Ruffin Road, ste 310
San Diego, CA 92123 Overland Ave

Email: beth.ehsan@sdcounty.ca.gov

FAX: (858) 694-3373

Phone: (858) 694-3103

Susan Avery Clark 10/8/14
Signature, Date

Susan Avery Clark
Print Name

10124 Canyon Dr.
Address

Escondido, CA 92026
City, State, Zip Code



County of San Diego

MARK WARDLAW
DIRECTOR
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PUBLIC SCOPING MEETING COMMENT SHEET

freeway and entering and exiting the freeway
to Mesa Rock Road would become a
major negative issue. This area should
definitely NOT be zoned for such a large,
noisy commercial plant. It definitely
does NOT fit with the current
environment of the area. We are hoping
that a wise decision will be made
regarding this, with careful consideration
to the impact on the environment of
this lovely neighborhood. Once destroyed,
it cannot be reversed. Thank you.

Mail to:

Beth Ehsan, Project Manager
5510 ~~Ruffin Road~~, ste 310
San Diego, CA 92123 Overland Ave

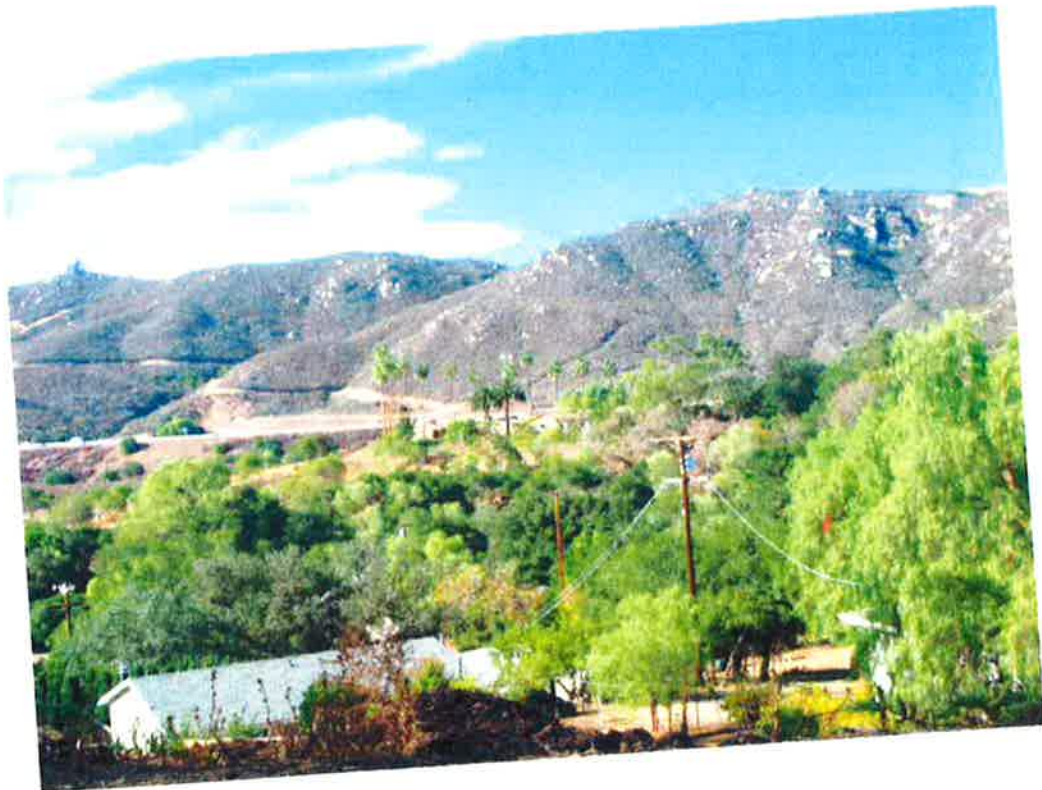
Email: beth.ehsan@sdcounty.ca.gov

FAX: (858) 694-3373

Phone: (858) 694-3103

Susan A. Clark 10/8/14
Signature, Date
Susan Avery Clark
Print Name
10124 Canyon Dr.
Address
Escondido, CA 92026
City, State, Zip Code

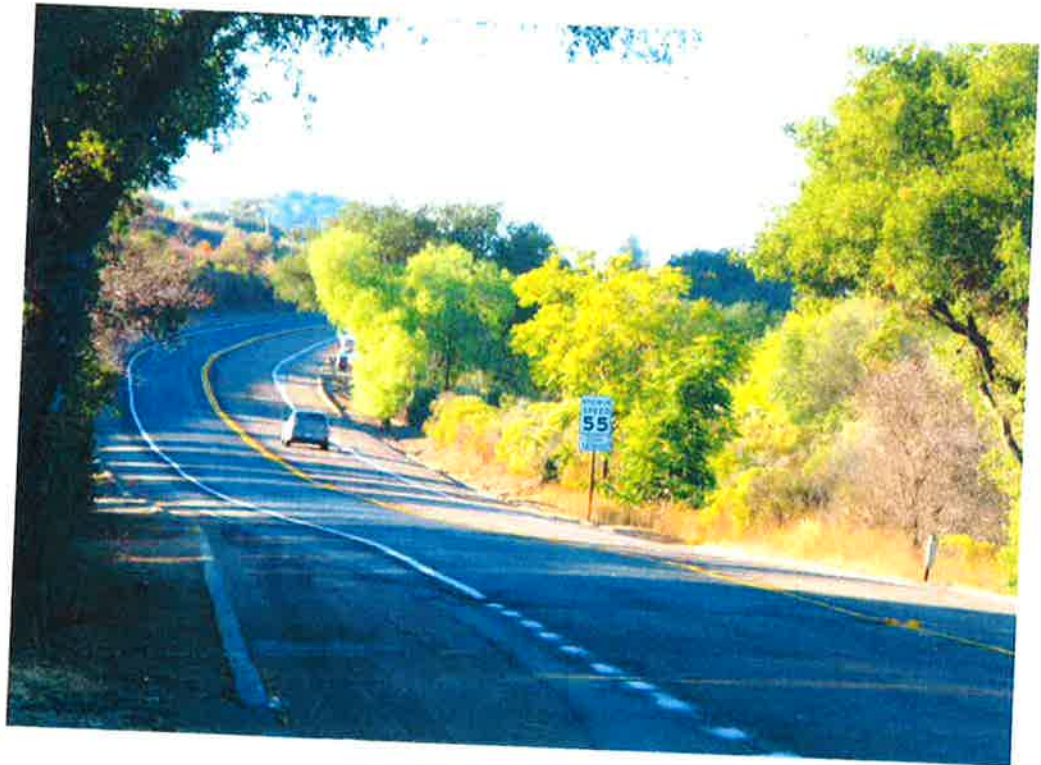
View from our
house of
proposed recycle
plant on
side of mountain



View of proposed
recycle plant
area



Center City Pkwy
near site of
recycle plant.



Ehsan, Beth

From: Mary Coffey <mcstarindustries@gmail.com>
Sent: Thursday, October 09, 2014 4:04 PM
To: Ehsan, Beth
Subject: NCER Recycling Facility Proposal

October 9, 2014

Ms. Ehsan:

Due to the time limit for communication on this proposal, I am sending this email to you before the October 14, 2014 deadline for comments on the above referenced matter.

I live in the Escondido Country Club area and was made aware of the NCER Waste project this afternoon by email. Please do not allow the permitting for the ADJ-North County Environmental Resources project for waste recycling to be approved. This recycling facility is slated for tree waste chipping and grinding' wood and construction debris; and concrete, asphalt and inert demolition debris. We will be inundated with noise pollution and fine particulates of dust and air contaminants that will carry for miles. Even structures slated for demolition are cleared of spectators for miles before any buildings or other cement involved structures are destroyed. Anyone with bronchial problems like asthma or COPD will surely suffer in this scenario on a daily basis. This will negatively impact our housing values as well due to the reasoning above as well as the loss of scenic views obscured by dust clouds resulting from the recycling operations.

I reviewed the State of California's website concerning this topic and here is a direct quote from Regulation: Title 14, Natural Resources -- Division 7, CIWMB - Chapter 3. Minimum Standards for Solid Waste Handling and Disposal. I have grave concerns, that with the State's reduced budget, there is enough manpower at the County to provide the necessary regulatory oversight to protect public health and safety from environmental catastrophes that may result.

Because of the potential harm to public health and safety due to trucks laden with demolition and inert debris going through our neighborhoods, I would hope that your department reconsiders the project application. The applicant plans to put the facility on 35.5 acre parcel of on the SE corner of the available land that he and others own. That is just a portion of the land that the petitioner and his group own in the area. This begs the question: what else are they going to expose us to if this project is approved? After the land was rezoned from semi-rural to I-3 (Industrial), we could end up with more facilities like this or even worse. This classification allows several types of industrial uses, including category Type M-58 for "High Impact Industrial" which can include petroleum refining, manufacturing of explosives and radioactive materials by Major Use Permit. ⁽¹⁾

Please do not approved the above referenced NCER waste Project. Thank you.

(1) <http://www.sandiegocounty.gov/pds/zoning/Index.html>)

Mary Coffey

Escondido Homeowner

Ehsan, Beth

From: Wayne Cuddeback <waynelcjr@hotmail.com>
Sent: Saturday, October 11, 2014 6:07 PM
To: Ehsan, Beth
Subject: Mesa Rock Concrete Crushing Plant North County

Sent from my iPad. This e- mail is to let you know that I oppose the plan because it will add to the traffic on the two lane highway (also large slow trucks) Will lower our property values and be a noise pollution. Please do not allow this project to be built!

Sincerely yours Wayne and Bonnie Cuddeback
8975 Lawrence Welk Dr.
Escondido, Ca 92026

Ehsan, Beth

From: Lisa Daigle <LisaD@nhcare.org>
Sent: Monday, October 06, 2014 2:30 PM
To: Ehsan, Beth
Subject: Mesa Rock Proposed Waste Recycling Plant

Dear Ms. Ehsan,

I am a resident in North Escondido and I am writing to express my strong opposition to the waste recycling (concrete crushing) plant being proposed by ADJ-North County Environmental Resources at Mesa Rock Road. My reasons are varied and include noise, dust from the plant and debris from the trucks going in and out, pollution and its effect on my families health, increased traffic (trucks) on one lane roads in and out of the Jesmond Dene area, loss of our scenic view (our balcony looks out at the mountain that would become the plant) and negative impact on housing values in the area. We bought our home over 10 years ago in the Jesmond Dene area for all the reasons that this plant would take away (country feel, view, uncrowded roads, peaceful, etc.). Please don't destroy one of the hidden gems of Escondido. The people in our area deserve better.

I can be reached at the numbers below if you have questions or require additional information. Thanks,

Lisa M. Daigle

Chief Financial Officer
Neighborhood Healthcare
Work (760) 737-6901
Cell (760) 533-8110

Ehsan, Beth

From: Ron <ronlynn@cox.net>
Sent: Monday, October 06, 2014 11:07 PM
To: Ehsan, Beth
Subject: personal feedback re: North County Environmental Resources Recycling Facility

Dear Ms. Ehsan,

I am a resident in the neighborhood of the proposed recycling facility. In preparation for the Environmental Impact Report I ask that you consider the following points:

- **Discordance with natural environment** – The proposed facility endangers our ecology. The environmental impact report called “Escondido General Plan, Downtown Specific Plan, and Climate Action Plan EIR” refers to the land around the intersection of North Centre City Parkway and Nutmeg Street as part of a habitat area (see p. 4.4-4 at <https://www.escondido.org/Data/Sites/1/media/PDFs/Planning/GPUUpdate/Vol1Biology.pdf>). An excerpt from this report says, “As shown in Tables C-1 and C-2 in Appendix C, Biological Sensitive Species List, chaparral habitat and coastal sage scrub habitat have the potential (to) support sensitive species, including narrow endemic species. Narrow endemic species are identified in the regional MHCP and include species considered so restricted in distribution and abundance that substantial loss of their populations or habitat might jeopardize the species’ continued existence or recovery”(see p. 4.4-20 of EIR). *Hence, building in this neighborhood, let alone operate a recycling plant, would run very counter to maintaining the area’s ecological balance.*
- **Incompatibility with living standard of neighborhood** – The proposed facility would be surrounded by many nice homes. This neighborhood is more compatible with potential high-end residential development than a recycling plant. The immediately nearby commercial spaces are a winery and a nursery, both of which could fit into such development. From this point of view, a recycling plant would be clearly incongruous.
- **Fragileness of neighboring infrastructure** – County asphalt roads in this area are narrow and old, making them vulnerable to increased traffic of heavy trucks. This is an issue that would need to be addressed.
- **Increased traffic danger** -- There are at least two intersections that are dangerous, and this situation would be exacerbated by increased truck traffic.
 - One intersection is at Nutmeg and Centre City Parkway. Coming north on Nutmeg, there is high-speed, blind traffic coming from both directions at the intersection.
 - The other intersection is at Nutmeg and Rockhoff Road. A person driving south on Nutmeg, coming around a curve, may not realize the quickly upcoming intersection at Rockhoff Road.
- **Decreased quality of life** --
 - Residents would experience much increased noise and dust, which is the opposite to current conditions. This is another reason why the facility would not fit into our neighborhood.
 - Property values would be diminished. Why do harm to an area that has potential for much nicer development?
 - The potential impact on health is an obvious concern. Increased dust may be an issue for those with respiratory issues, such as my mother-in-law’s chronic obstructive pulmonary disease. What other pollutants would be expelled into the air by the proposed facility? Also, would the neighborhood have any guarantee that the owner of the facility will handle waste products from recycling in an environmentally appropriate way? Will there be a way for the neighborhood to monitor such activity? Is there a way to ensure that the owner will not be

handling radioactive materials or engage in the manufacture of explosives sometime in the future?

By the way, you may not have gotten as much feedback from the community as you might have expected, as proposition H has been quite a distraction.

Thank you for your time. Please feel free to contact me.

Sincerely,

~Ron Ding
2084 Rockhoff Road
Escondido, CA 92026
Cell: (760)715-7241

10/4/14

Planning and Development Services

re: N County Environmental Resources
POS 2008-3900-08-015

My family and I moved to north County 5 years ago from Boston. We love the beauty of this area. We were very dismayed to learn of a proposed commercial Recycling plant. I know the Residents of Hidden Meadows are against this plant going forward. The destruction of the beauty of this land is wrong. We are concerned with the appearance, noise, dust, traffic and deterioration of housing values. Why would an operation like that be allowed in such a rural beautiful place?

I expect you will reconsider!

Thank you
Alison Lee Rich Duber
9595 Meadow Moss Dr.

Ehsan, Beth

From: Crystal Dunn <cdunn@f3law.com>
Sent: Monday, October 13, 2014 9:01 AM
To: Ehsan, Beth
Subject: North County Environmental Resources Recycling Facility ("NCER")

Hello,

I'm writing to you today to strongly oppose the NCER that is in the planning stages next to Interstate 15. I live in Champagne Village, a senior community, which is very close to the proposed location. I am very concerned about the dust and noise this concrete crushing plant will generate. I am also concerned about the added traffic with large trucks on the surrounding roads that are already very congested. I believe that the loss of the beautiful views, we now enjoy from my property will devalue mine and my neighbors' property.

Please do not let this project move forward. It is not right for this location. There are better uses of this land.

Thank you for your time and consideration,

Crystal Dunn

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Loy, Maggie A

From: fteason@gmail.com on behalf of Tony Eason <teason@cox.net>
Sent: Thursday, July 25, 2013 7:04 PM
To: Ehsan, Beth
Cc: caizon92026@gmail.com
Subject: ADJ site plan 08-015

Beth,

As you may recall, I have contacted you by phone and email in April. I am a resident of Deer Springs Oaks Mobile Home Park located adjacent to the Deer Springs Fire Station#12 and the Mesa Rock/ I-15 intersection. My major concern remains the impact that the increased large trailer truck traffic (80+ trips/day) that this project will have on the Mesa Rock/Deer Springs/I-15 intersection, particularly for the fire engines and paramedics attempting to access I-15. One car or truck on Mesa Rock waiting to make the right turn on to Deer Springs to get to the I-15 on ramp completely blocks any vehicle (eg. fire engine) from safely making that turn. With so many increased trucks on that road, it is very likely that emergency vehicles will be affected. The reasonable solution is not to expect the firemen to use sirens and flashing lights to try to get around trucks at the intersection, that greatly increases the risk to emergency vehicles, trucks and the public at that intersection. There is no right turn lane there to make the turn easier.

The developer says he will request that the truckers only use North Center City Parkway to avoid using that section of Mesa Rock completely to get to/from his facility. I think we all know how effective such a request will have on many different truck drivers, trying to get to and from their destination by the shortest, most direct route many times a day.

The delay of only a few seconds of a paramedic or fireman from reaching his destination seriously endangers the public and its property.

I hope the EIR addresses this specific issue and comes up with a solution which unequivocally avoids this problem. It likely would, at least, require adding a right turn lane at the intersection and firmly enforce no truck traffic on that section of Mesa Rock.

Regards,

Tonty Eason
San Marcos

Loy, Maggie A

Subject: FW: NORTH COUNTY ENVIRONMENTAL RESOURCES RECYCLING FACILITY (NCER); PDS2008-3500-08-015, PDS2013-BC-13-0019, Log Number PDS2008-3910-08-08-012. The

From: fteason@gmail.com [<mailto:fteason@gmail.com>] **On Behalf Of** Tony Eason

Sent: Wednesday, September 10, 2014 1:58 PM

To: Loy, Maggie A

Subject: NORTH COUNTY ENVIRONMENTAL RESOURCES RECYCLING FACILITY (NCER); PDS2008-3500-08-015, PDS2013-BC-13-0019, Log Number PDS2008-3910-08-08-012. The

This says they anticipate two truck loads per day. My recollection of the last proposal was something in the range of 30+ truck trips daily on that 2 lane section of Mesa Rock Road to get to the I-15 on ramp. The usage of that road and I-15 intersection is a major concern, with the #12 Fire Station and mobile home park having their only entrance and exit into that section of Mesa Rock Road. This concern must be accurately and carefully accounted for in any proposal.

Tony Eason

Ehsan, Beth

From: Lori Enfield <lorienfield538@gmail.com>
Sent: Sunday, October 05, 2014 6:37 PM
To: Ehsan, Beth
Subject: Opposed to the Proposed Mesa Rock Road Recycle Center

Hello,

I live in the Hidden Meadows area off the I-15 and Mountain Meadow / Deer Springs road. I oppose the proposed waste recycling (concrete crushing) plant at Mesa Rock Road.

My impression is the impact of the operation has been understated and even if it has not, I am very concerned about the noise, traffic, dust and debris that will undoubtedly occur. I am also very concerned about the effect on the health of those of us who live in the area. Further, I am extremely disappointed at the prospect of losing the scenic view and and at the deterioration of housing values that will follow. I do not now, nor ever, want to live in a dump or recycle area, nor can I imagine anyone else wanting to. It seems the proposed operation should be located in a remote area of the county away from where we live our lives.

The proposed location is not conducive to this type of operation and will be an eye sore to northern San Diego county. As it is proposed, the project will not contribute to the beauty of San Diego nor the warm, welcoming feel we all want as we drive down the road. It will be a permanent scar to our county.

Please do not approve this operation in this location.

Sincerely,
Lori Enfield
10587 Laurel Path
Escondido, CA 92026

Hidden Meadows Resident

Lori Enfield
760-522-9932
www.linkedin.com/in/lorienfield

Ehsan, Beth

From: Paul Evans <pick6paul@gmail.com>
Sent: Sunday, October 12, 2014 7:52 AM
To: Ehsan, Beth
Subject: PDS2008-3500-08-015,PDS2013-BC-13-0019, LOG# PDS2008-3910-08-012

I usually am one to sit back and let the things that happen for whatever reason. This issue, which I thought had been defeated previously is now back at my door. It seems that big money talks and the voters once again are about to be slapped in the face.

I felt it necessary to once again voice my objection to this project happening.

I'm concerned about the impact of this project on many levels. The noise, long hours of operation, loss of scenic views, deterioration of home values, but most of all the debris carrying trucks and its effects on health.

I had a lung transplant over 7 years ago. One of my greatest concerns when looking for a new home was the air quality. I chose Champagne Village in Escondido for many reasons, but air quality was one of the top reasons. This waste recycling /concrete crushing plant, will immediately take away one of my reasons for living where I chose to live for the remainder of my life.

I realize that there has been studies showing the air quality will not change and studies that show it will. As a resident and seeing my car covered with dust and soot from strong winds and fires in the area lead me believe the reports that this will ruin the air quality.

PLEASE do not allow this issue to continue as it will effect may lives in such a negative way.

Paul Evans
8975 Lawrence Welk Drive
Space 277
Escondido CA 92026
760-822-9284

--
Paul Evans
760-822-9284

Ehsan, Beth

From: vrflannery@aol.com
Sent: Saturday, October 11, 2014 11:33 AM
To: Ehsan, Beth
Cc: Loy, Maggie A; Sibbet, David
Subject: NCER

Dear Ms. Ehsan,

My husband and I are members of the senior community located at the corner of Deer Springs Road and Mesa Rock Road. Except for the emergency evacuation route the entrance onto Mesa Rock is the only way into or out of our Park. I am very concerned about the safety of our residents in regard to the truck traffic from the proposed facility NCER. Our entrance is at a curve and the view is very limited when attempting to turn onto Mesa Rock. Large trucks cannot slow down easily and the chance of any of our neighbors being injured or killed by one of these trucks is frightening. Additionally, there are two blind hills on Mesa Rock that prevent seeing oncoming traffic which also contributes to the overall safety on the road. The left turn lane onto Mesa Rock at the intersection of Deer Springs and Mesa Rock is quite short; one large truck and a car would fill the lane causing a potentially dangerous situation.

I also have concerns about the potential health hazards. A number of our residents are over eighty and have various health issues. Dust and debris from the facility and trucks could exacerbate their problems or perhaps cause new ones.

In addition I have objections to their hours of operation. I see no need for a company of this kind to start disturbing everyone along the route at five o'clock in the morning six days a week! How many people do you know who would want to be awakened almost daily by noisy trucks and then have to listen to the racket from the plant operations all day and evening?

I feel quite sure Mr. Horn would not allow this type of business in his neighborhood; so why should we have to live with it in ours? We are a RESIDENTIAL AREA NOT AN INDUSTRIAL AREA! We want the right to enjoy our homes in peace and if and when the time comes to be able to sell our home for a fair market value.

Thank you for your time and consideration.

Valerie Flannery
1299 Deer Springs Rd.
Space 13
San Marcos, CA 92069

10-13-14

Beth Ehsan
Land Use Environmental Planner
5510 Overland Ave. Suite 310
San Diego, Ca. 92123

Dear Beth,

I am submitting my comments and concerns on the EIR application for ADJ Holdings/North County Environmental Resources.

Unless the project description of the proposed recycling facility is consistent with that required for a medium volume facility, in terms of storage and processing facilities, as well as hours of operation, the neighboring public would be concerned about the significant potential for operation outside its limits. The burden for pointing out violations then falls on the neighboring public.

My family and I have lived at 1530 Windsong Lane, Escondido, Ca. 92026 for twenty one years and have enjoyed the rural residential neighborhood to walk, hike and bicycle along Mesa Rock Road and North Center City. This business will impact the lives of residents that continue to enjoy walks, hikes and biking. The impacts are traffic, pollution and noise. We do not want this business in our neighborhood; there are other businesses that currently accept this type of debris.

Mr. DeJong personally told me that his company will have a policy of not accepting mold and asbestos materials and should a company bring in a load with unacceptable materials, they would be turned away. He told me he could not guarantee they would not be transporting dangerous materials, but if detected that company would not be accepted for the future loads. He has no control of companies leaving their facility and what they carry until they reach his facility. Furthermore Construction professionals have stated that it is a known practice to hide these dangerous materials at the bottom of the trucks, so that the illegal substance is not detected. This is a major health concern, as these trucks pass by our properties and we will drive behind them. Hazardous particles maybe flying and swirling around polluting our present air quality! There are senior communities in this area: Champagne Mobile Home Village and the Deer Springs Oaks Mobil Home Park. It is well known that many seniors have health issues as they age. These hazardous materials could compromise their health even more.

Why does the facility need to be open from 5am-7am, Monday-Saturday? When this question was asked of Mr. Rick Gittings, he stated "I don't know; good question". Well, could it be that the weigh stations will not be open that early? This will disrupt our sleep with trucks barreling down the roads that early. We would ask that if their business is permitted that it not open until at least 7am.

Mr. DeJong has promised that trucks will not go on Mesa Rock Road, that they will only use North Center City Parkway. We ask that this be a condition of approval, should the project move forward. The residents of Deer Springs Oaks Mobil Home Park already have a difficult time exiting their park, being it is at a bend. We residents of Windsong Lane have a dangerous situation because there is a hill to the north, about seven hundred and fifty feet, which has created a blind spot. Please make sure the project has an adequate description of how this will be enforced or the road changed to eliminate the dangers.

The Planning Department has guaranteed that there will only be two trucks leaving per day. We are to trust that the operation will run within the guidelines? We have concerns about this, given the past history. The property was graded without a permit. The property has electricity without a permit. The property has a trailer with people living there without a permit. Where was code enforcement? It took four months to get a Code Enforcement Officer to investigate these violations. It took five months for the Deer Springs Fire Department to go up and require weed abatement.

The Code Enforcement Department is understaffed and is not keeping up with current county violations. A perfect example is APN# 187-100-02-00, February 2007 violation for illegal grading, that has yet to be resolved. In August 2012 we reported a business of accepting, mixing, and selling dirt was happening. No violation was written, and now there is a full-blown business operating without a license. According to Tim Kirkland, Supervisor for North County Code enforcement, the land is not zoned for this type of business. I give you this example, to show you that the County can't enforce the current violations, but you ask us to trust that should ADJ holdings violate then the County will enforce?

Thank you for taking into consideration our concerns. We are putting trust into the Planning Department that the EIR be done thoroughly and with the interest of the public.

Sincerely,

Nancie & Marc Froning
1530 Windsong Lane
Escondido, CA. 92025

Ehsan, Beth

From: Luzanne Grainger <mizenergy1@gmail.com>
Sent: Sunday, October 12, 2014 8:49 PM
To: Ehsan, Beth
Subject: Mesa Rock Concrete Crushing Plant

As a resident of Champagne Village, I am very concerned about the impact this project will create regarding dust from operations, noise, traffic, trucks involved in this operation, long hours of noisy operation, loss of scenic views and deterioration of home values. Probably most important, I don't believe they will limit truckloads as they say they will. We are old and struggling for health quality and don't need this in our neighborhood. Any help you can give us is greatly appreciated.

Luzanne Grainger
8975-443 Lawrence Welk Drive
Escondido, CA 92026

Ehsan, Beth

From: Denise Haase <dhaase1@gmail.com>
Sent: Monday, October 06, 2014 8:51 AM
To: Ehsan, Beth
Subject: Opposed to the Concrete Crushing plant

I am writing as a concerned resident of Escondido to voice my opinion as a NOT IN FAVOR OF having Mesa Rock become a skeleton.

Recycling is a wonderful project but not here. I have driven across the county seeing what happens when one of these "concrete crushing" plants take place and it is not a pretty sight.

Thank you,
Denise

Denise Haase

760-443-0730

Ehsan, Beth

From: David Hendryx <dhendryx@thetruelifecompanies.com>
Sent: Monday, October 13, 2014 3:14 PM
To: Ehsan, Beth
Cc: Russell Schaeffer; Aidan Barry; Dave Hammar; caizon92026@gmail.com
Subject: ADJ-North County Environmental Resources Project

Dear Ms. Ehsan:

I want to introduce myself, David Hendryx, with the True Life Companies owner of High Point residential community, 36 finished lots on 451 acres located west of Mesa Rock Road south of Whiting Woods Drive in The City of Escondido. The High Point community when homes are constructed is anticipated to be an enclave of semi-custom homes. Further, The True Life Companies is a team member of Citizens Against Industrial Zoning of Neighborhoods and is in full support of positions expressed by CAIZON in this matter.

The ADJ –North County Environmental Recourses project will have extremely negative continuing impacts because of noise, dust from operations and debris carrying trucks, long hours of noisy operations which will definitely be detrimental to environment and health of residents in the community. As neighbors and owners, we see a diminution in value of our property as the operations proposed are incompatible with residential land use approved by The City of Escondido for our property. There are many other clean land uses that are feasible for the site which would not be in conflict with residential.

With a significant economic investment in the High Point property, we are opposed to the land use application and further find irregularities and deficiencies in the Environmental Impact Report as follows:

Preparation (NOP) for the Environmental Impact Report (EIR) for the proposed North County Environmental Resources waste recycling project:

- ☐ The project description is inadequate for proper preparation of an EIR. There is no description of processing facilities or their capacities. There is no quantification of power consumption or power sources (electricity, fossil fuel, etc.) required for equipment to be used in the facility.
- ☐ There is a significant difference between allowed incoming tonnage (174 tons/day) and proposed outgoing tonnage (48 tons/day). This would result in significant accumulation and handling, making the facility more of a disposal site than a processing site. The permit application should then be changed accordingly.
- ☐ If indeed the outgoing tonnage is going to be only 48 tons/day, the investment calculated for the facilities described by the project applicant would not be economically viable.
- ☐ If the outgoing tonnage is going to be only 48 tons/day, the proposed operating times of 14 hours/day for 6 days/week are overstated and must be reduced.
- ☐ If the outgoing tonnage is going to be only 48 tons/day, then two existing facilities within 5 miles (north and south) of the proposed project location could easily handle this business without us having to incur the impacts of this operation.
- ☐ If the outgoing tonnage would increase to be closer to incoming tonnage, then the EIR must reflect the increased capacity of operation. Overall, the adequacy of the EIR depends on how accurately the processing capacity is used in it. Otherwise the EIR

would be understating the impacts. Understatement of capacity to superficially minimize environmental impact and then increasing capacity later is referred to as “piece-mealing” and is recognized as unacceptable for EIRs from precedents set by cases tried in the California court system.

- ☐ The project description provides no information on control technologies used to abate dust, noise, and other emissions. Reduction of environmental impact requires the use of “Best Available Control Technologies (BACT)”.
- ☐ The Initial Study by PDS indicates that there is no significant impact from transportation of materials to and from the site and no further work will be done on this issue. However, this conclusion is based only on a study of adjusted daily trips and the corresponding road capacities. The discharge of dust and particulate matter, from debris carrying trucks, is often noticed in San Diego County and is a major concern to residents and users of roads adjacent to the proposed project site. The EIR needs to address this issue.
- ☐ If the proposed 20 storage bins (each 60 ft x 60 ft x 18 ft high) are assumed to be made of steel (because of lack of adequate description) and they are open at the top, then operation of the facility would be very noisy. The clash of large chunks of concrete and similar debris

moved by front-end loaders against the steel walls would create a lot of noise which must be taken into account in the EIR. Similarly dust arising from this type of material handling must be addressed.

I want to thank you for your time in considering our concerns and I want to reiterate our objection to the proposed land use by ADJ and deficiencies in the scope and findings of the EIR as listed above. Please acknowledge receipt of this email and confirmation of the inclusion in public comments to PDS 2008-3500-08-015 (STP 08-15 25568 Mesa Rock Road.

Respectfully yours,

David Hendryx

Senior Managing Director

23 Corporate Plaza, Suite 150

Newport Beach, CA 92660

D 949.629.2546 C 949.933.2426

thetruelifecompanies.com



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County of San Diego

MARK WARDLAW
DIRECTOR
PHONE (658) 694-2552
FAX (658) 694-2555

PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123
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DARREN GRETLER
ASSISTANT DIRECTOR
PHONE (658) 694-2552
FAX (658) 694-2555

NORTH COUNTY ENVIRONMENTAL RESOURCES; PDS2008-3500-08-015
SEPTEMBER 24, 2014, COUNTY OPERATIONS CENTER
PUBLIC SCOPING MEETING COMMENT SHEET

Beth Ehsan,

I am very upset about the impact of this project on our community.

• Noise • Traffic

• Pollution & Dust • Health concerns

and the future growth beyond what is initially stipulated.

I understand the developer does not follow regulations & that is worrisome.

Mail to:

Beth Ehsan, Project Manager
5510 Ruffin Road, Ste 310
San Diego, CA 92123 Overland Ave

Email: beth.ehsan@sdcounty.ca.gov

FAX: (658) 694-3373

Phone: (658) 694-3103

Georgina L. Hermosa

Signature, Date

Georgina L. Hermosa

Print Name

5558 Jesmonio Hwy RV

Address

Escondido CA 92024

City, State, Zip Code

5510 Overland Ave Ste 310
San Diego, CA 92123

Alyssa Hoeben
25771 Hillcrest Ave.
Escondido, CA 92026

10/4/2014

County of San Diego
Planning and Development Services
5510 Overland Ave., Suite 310
San Diego, CA 92123

Attn: Beth Ehsan, Project Manager

RE: NORTH COUNTY ENVIRONMENTAL RESOURCES RECYCLING FACILITY (NCER);
PDS2008-3500-08-015, PDS2013-BC-13-0019, Log Number PDS2008-3910-08-08-012

Dear Ms. Ehsan,

I am writing to express my comments and concern over the North County Environmental Resources Concrete Crushing plant. I live directly across the valley from the proposed project. Some of the concerns I have are noise, pollution, loss of property value, improper use of the rural setting, and more.

My husband and I moved into the neighborhood 14 years ago and purchased a dilapidated home with the goal of fixing it up into our dream home. Over that time we spent a significant amount of money investing in the remodeling of our home. Then we began our family and have 3 little boys. The main reason we chose the area we did was because of the rural setting. We had been living in Ramona and love the rural setting, but the commute was just too much. Jesmond Dene was a perfect fit for us and our planned family.

Now we hear about this proposed concrete crushing plant with zoning that would give it the potential to expand into something much more hazardous and dangerous on top of the other detractors.

Because we sit directly out from the planned project, we would hear the noise of the crushing equipment all day long, Monday-Saturday, waking up our entire household well before a reasonable hour. We already have trouble with dust in the neighborhood; a crushing plant would produce a large amount of dust which would concern me due to my children having allergies and breathing additional particulate matter that has no business being generated in the middle of a neighborhood.

The loss of property value is also a concern for us. The area is eclectic and rural, with property values ranging from the low \$100,000's to the mid \$1 million's. For those of us in the middle, struggling to recover from the recession, adding an unsightly, noisy, unhealthy industrial neighbor would significantly impact our financial well-being.

Considering there are two other facilities in very close proximity, we are having trouble understanding the justification of the zoning change and proposed project. It is a complete mismatch from the surrounding area for a significant radius.

In regards to the EIR, I believe my above points should be emphasized through the process. How will the NCER group keep the noise levels down to the average background levels currently in existence? How will NCER mitigate the dust and potential hazardous particulate waste that should not be inhaled by humans or animals? How will NCER hide the ugly industrial buildings and equipment so that it blends in to the rest of the surrounding area and not stick out like a sore thumb?

To be honest, my biggest concern is what seems like a conflict of interest between the owner of this project and the board of supervisors. When zoning changes so drastically in some specific businessman's favor, how can the general populace not question the possible impropriety? When we discovered all of this going on without having been notified in any way, we were appalled that zoning changes like that could even occur. The EIR needs to be extremely rigorous to protect the interest of the citizens who have built their lives and paid their taxes for the love of this area, and not favor the interests of one businessman attempting to sway his way into a project that is completely unfit for the area.

I have copied in a list of specific bullet points generated by a local community group which should be addressed by the EIR process.

- The project description is inadequate for proper preparation of an EIR. There is no description of processing facilities or their capacities. There is no quantification of power consumption or power sources (electricity, fossil fuel, etc) required for equipment to be used in the facility.
- There is a significant difference between allowed incoming tonnage (174 tons/day) and proposed outgoing tonnage (48 tons/day). This would result in significant accumulation and handling, making the facility more of a disposal site than a processing site. The permit application should then be changed accordingly.
- If indeed the outgoing tonnage is going to be only 48 tons/day, the investment calculated for the facilities described by the project applicant would not be economically viable.
- If the outgoing tonnage is going to be only 48 tons/day, the proposed operating times of 14 hours/day for 6 days/week are overstated and must be reduced.
- If the outgoing tonnage is going to be only 48 tons/day, then two existing facilities within 5 miles (north and south) of the proposed project location could easily handle this business without us having to incur the impacts of this operation.
- If the outgoing tonnage would increase to be closer to incoming tonnage, then the EIR must reflect the increased capacity of operation. Overall, the adequacy of the EIR depends on how accurately the processing capacity is used in it. Otherwise the EIR

would be understating the impacts. Understatement of capacity to superficially minimize environmental impact and then increasing capacity later is referred to as "piece-mealing" and is recognized as unacceptable for EIRs from precedents set by cases tried in the California court system.

- The project description provides no information on control technologies used to abate dust, noise, and other emissions. Reduction of environmental impact requires the use of "Best Available Control Technologies (BACT)".
- The Initial Study by PDS indicates that there is no significant impact from transportation of materials to and from the site and no further work will be done on this issue. However, this conclusion is based only on a study of adjusted daily trips and the corresponding road capacities. The discharge of dust and particulate matter, from debris carrying trucks, is often noticed in San Diego County and is a major concern to residents and users of roads adjacent to the proposed project site. The EIR needs to address this issue.
- If the proposed 20 storage bins (each 60 ft x 60 ft x 18 ft high) are assumed to be made of steel (because of lack of adequate description) and they are open at the top, then operation of the facility would be very noisy. The clash of large chunks of concrete and similar debris moved by front-end loaders against the steel walls would create a lot of noise which must be taken into account in the EIR. Similarly dust arising from this type of material handling must be addressed.

Thank you for your time and consideration,



Alyssa Hoeben
25771 Hillcrest Ave.
Escondido, CA 92026

Ehsan, Beth

From: Terry Hunt <TerryHunt@tbpenick.com>
Sent: Saturday, October 04, 2014 7:19 PM
To: Ehsan, Beth
Subject: CAIZON

Beth,

My house is directly across the freeway from the proposed recycling plant. I am **AGAINST** the plant due to the noise, dust, pollution, eye sore and added road congestion! The is plant in my community is unacceptable to me! The plant will also decrease my property value and the quiet neighborhood I moved to 17 years ago will be no more. Anything you can do to prevent this plant from being built in the proposed location is appreciated. A more suitable location can be found for this plant. It should be located by the San Marcos landfill. That's where the last recycling plant was built and operated.

Sincerely,

Terry Hunt
25298 Jesmond Dene Heights Place
Escondido, Ca 92026

Terry Hunt
Senior Project Manager
T.B. Penick & Sons, Inc.
(760) 738-3894
(858) 254-4434 (Cell)
(866) 771-7970 (Fax)
[Mailto:terryhunt@tbpenick.com](mailto:terryhunt@tbpenick.com)
<http://www.tbpenick.com>

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Ehsan, Beth

From: L Jensen <ljensenabc@gmail.com>
Sent: Monday, October 06, 2014 10:48 PM
To: Ehsan, Beth

Beth Ehsan

Land Use/Environmental Planner

Planning and Development Services

55510 Overland Ave Ste 210

San Diego,CA 92123

Dear Ms. Ehsan,

I am a homeowner near the proposed North County Resources Recycling Facility. I am dismayed by the invasion of this facility in a peaceful neighborhood. My husband and I have remodeled a 1970 era house and are currently fixing up the landscape. All our efforts to improve our site and enjoy it will be definitely affected by the recycling and truck noise pollution if this facility is nearby.

In addition to our home value being adversely affected I have concerns for the safety of our family and neighbors who will have to dodge trucks weaving along a winding narrow two lane road (Nutmeg) which culminates in a dangerous intersection at Centre City Parkway.

This road is used constantly for exercise walking by people of all ages. Individuals, whole groups of families and local as well as out of the area bicycle clubs use this road very frequently. Those of us who live here know that and are cautious as we exit our neighborhood onto Nutmeg.

We know to watch for walkers and bicyclists but it will be a challenge to avoid big trucks hauling who may not be as aware of the "way of life here" in caring for our portion of Escondido where we look out for each other's safety and well being.

We chose to live in this area 14 years ago to enjoy nature's beauty and wildlife. We have been so pleased to find friendly, caring neighbors and a pleasant place to live. We feel threatened now. Please think about my concerns. Thank you in advance for your consideration.

Sincerely,

Lynn Jensen

2084 Rockhoff Rd

Escondido, CA 92026

ljensenabc@gmail.com

Ehsan, Beth

From: Gingiginj@aol.com
Sent: Friday, October 10, 2014 2:44 PM
To: Ehsan, Beth
Subject: Demolition Waste Recycling Plant

Beth,

I live across the freeway from where this plant is supposed to be built. This is a horrible idea for the community. The noise, dust and constant traffic from these trucks would be horrible. Not to mention the smell, and we will be down wind from that. This is a rural area where we all live to get away from the industrial traffic and noise.

From reading the information given on this project, it looks like someone is sliding this under the wire and there are a lot of issues that aren't being addressed. The tonnage coming and going is making this a disposal site rather than a processing site. Also, there are two other existing sites north and south that are equipped to handle the amount of tonnage that they say will come in daily to this site.

From the facts that are presented, it looks like the EIR has some homework to do: noise, traffic, dust, road use, and the specs for the operation.

Ginger Johnson
26129 N. Centre City Parkway
Escondido, CA 92026



County of San Diego

ARK WARDLAW
DIRECTOR
PHONE (619) 394-2900
FAX (619) 394-2901

PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123
www.sdcountry.ca.gov/pds

DARREN GRETLER
ASSISTANT DIRECTOR
PHONE (619) 394-2902
FAX (619) 394-2900

NORTH COUNTY ENVIRONMENTAL RESOURCES, PDS2008-3500-08-015
SEPTEMBER 24, 2014, COUNTY OPERATIONS CENTER
PUBLIC SCOPING MEETING COMMENT SHEET

Hidden Meadows residents are very concerned about this project!!

The impact of this project will cause way too much noise pollution. And the dust from their operations and debris carrying trucks will have a long term effect on our health. And the loose debris falling off and hitting our cars! Not to mention the long hours of noisy operation, loss of scenic view, and deterioration of housing values, etc.

It will be like living near a "dump" – well it is a dump! I am sure that the company in charge makes sure that they're families aren't living near a dump.

Mail to:

Beth Ehsan, Project Manager
5510 ~~Ruffin Road~~ ste 310
San Diego, CA 92123 Overland Ave

Email: beth.ehsan@sdcountry.ca.gov

FAX: (858) 694-3373

Phone (858) 694-3103

Linda Knowles 4 Oct 5

Signature, Date

LINDA KNOWLES

Print Name

9737 INDIAN CK. WAY

Address

ESCONDIDO, CA 92026

City, State, Zip Code

Ehsan, Beth

From: Knox Appraisals <vknox2@cox.net>
Sent: Monday, October 06, 2014 4:15 PM
To: Ehsan, Beth
Subject: Construction and Demolition Waste Recycling Plant

Dear Ms. Ehsan,

As the subject line indicates, I'm writing about the waste recycling plant. This project and the lack of available information/studies on the impact to this rural residential area is very troubling to say the least. What I do know is the project description is inadequate for proper preparation of an EIR. There is no description of processing facilities or their capabilities, i.e. power consumption or power sources. The difference in incoming and outgoing tonnage indicates more of a disposal site than a processing site. The project description provides no information on control technologies used to abate dust, noise, and other emissions. If the proposed 20 storage bins are assumed to be made of metal, since no description was provided, and they are open at the top, then operation of the facility would be very noisy. The clash of large chunks of concrete and similar debris moved by front end loaders against steel would create a lot of noise which must be taken into account in the EIR. The dust must be addressed as well. Don't even get me started on the health issues. I buy organic, live my life the healthiest way I can and the thought of this waste site so near to my/our homes distresses me beyond words. Then there's the proposed hours of operation. 14 hours a day, 6 days a week. Really? I already deal with the freeway noise but I knew the freeway was here when I purchased my property.

As a long time resident, 30+ years, I moved here for the scenic surroundings and relative quiet. Again, I moved to a rural residential area of the county, not near an ugly, visible commercial dump site. As you can see from below I'm a real estate appraiser. This will without a doubt have a negative impact on property values in the area.

I sincerely implore you to reconsider this project for the health and well being of this community. This project has either not been properly evaluated or someone's hiding information in hopes we, the local residents, don't find out what's doing until it's too late to do anything about it. I sincerely hope that's not the case. I do believe the site area has been rezoned to accommodate this 'business'.

btw, what's wrong with the two existing facilities within 5 miles (north and south) of the proposed project location?

I look forward to your response.

Respectfully submitted,

Victoria L. Knox

--

Victoria L. Knox
Knox Appraisals
Certified & FHA Approved
306-N West El Norte Pkwy #146
Escondido, CA 92026
760.747.2141 (office)
760.845.3797 (cell)
760.294.5744 (fax)

Ehsan, Beth

From: JLWAKOHLER@aol.com
Sent: Thursday, October 02, 2014 4:46 PM
To: Ehsan, Beth
Subject: confirmation Email jlwakohler@aol.com

This is my correct Email.

I am concerned with our water district planning to provide the project that amount water when we are asked to cut back and are expected to have further cutbacks.

Jimmie Kohler

Ehsan, Beth

From: Pat Krumweide <pkrum1@yahoo.com>
Sent: Saturday, October 11, 2014 2:38 PM
To: Ehsan, Beth
Subject: Recycling plant on Mesa Rock

We have recently bought a home at Champagne Village based on its location, views, quietness and country feeling.

We are concerned about the impact of this project because of noise, dust from operations and debris carrying trucks and its effect on health, long hours of noisy operation, loss of scenic view, and deterioration of housing values, etc.

Please reconsider the location and the impact this will have on our wonderful community.

Thank you,
Gary and Pat Krumweide
Pkrum1@yahoo.com

Sent from my iPad

Ehsan, Beth

From: charles marks <charles.marks@att.net>
Sent: Sunday, October 05, 2014 5:19 PM
To: Ehsan, Beth
Subject: NCER Waste Project

Dear Beth,

We are extremely concerned about the impact of this project because of noise, dust from operations and debris carrying trucks and its effect on health, long hours of noisy operation, loss of scenic view. We have lived in beautiful Hidden Meadows for over 40 years and have enjoyed clean country living and wish to continue enjoying it. We're sure there is some place you could have your operation that would not be near homes. Our children and grandchildren love visiting here so please help us keep this area of San Diego county beautiful.

Respectfully,
Charlie & Joyce Marks

Loy, Maggie A

Subject: FW: Project ID PDS 2008 3500 08 015 - North County Environmental Resources Project

> > -----Original Message-----

> > From: marlers1@cox.net [mailto:marlers1@cox.net]

> > Sent: Thursday, September 25, 2014 1:41 PM

> > To: Ehsan, Beth

> > Cc: rirangan@yahoo.com

> > Subject: Project ID PDS 2008 3500 08 015 - North County Environmental Resources Project

> >

> > Beth,

> >

> > My presentation given at the NOP EIR public input last evening is attached. My spreadsheet used to estimate costs and profit/loss for NCER is attached. You'll note references are provided for some of the data used in the analysis. I'm not a professional project estimator, so results should be considered very rough.

> > However, the estimates indicate that NCER may not be economically viable under regulated limits of 174 tons/day debris material imports and 48 ton/day processed material exports. Dave Siebett said the zoning of the land sets these limits. It makes me wonder what is the ultimate production plan for project.

> > Thank you.

> >

> > Byron Marler

> > 760-639-9186

Public Input at September 24, 2014 meeting in response to PDS NOP for the NCER Project

Project description and information available via PDS website as of Sept 11, 2014 seems inaccurate or inconsistent when the total project scope is considered.

Some examples of these inconsistencies follow:

- Based on the potential number of inbound trucks/tons per day (174 tons) and consider the planned outbound trucks/tons per day (48), the facility will exceed its storage capacity in less than a year. The calculations at lead to this outcome were detailed in our (Marler and Rangan) letter to Beth Ehsan dated Sept. 19th.
- The storage capacity of the facility is to be made up of about 20 containers, 60' by 60' by 18' tall. Also storage would be available in about 80 transport containers described to be 22' long by 8' wide by 7 ' tall. Thus onsite storage capacity is about 1,394,560 cubic ft. Assuming density of the CDI materials is 50 lbs. per cubic foot, gives an amount greater than 25,000 tons. Yet the NCER facility would likely be categorized as a Medium Volume CDI facility, regulated by 14CCR, Division 7, Chapter 3.0, Article 5.9 Section 17383.5. which allows processed concrete and asphalt to remain on-site for up to one year, and limits on-site storage to 5,220 tons (174 tons x 30 days). This regulation also requires all incoming debris to be processed within 15 days of receipt. Why is the additional storage capacity (25,000 tons) planned for the facility when the permit limit is 5,220 tons?

These analyses suggest an increase in plant throughput of material, with greater amounts entering and leaving the facility, is needed to avoid the capacity overflow and utilize the additional storage capacity.

Economic analysis for the planned facility based on information provided in the Initial Study and cost data found on the Internet indicates the following:

- Total capital cost of the facility, associated road and equipment will exceed \$11,800,000.
- Financial cost of borrowing 80% of that capital will exceed \$800,000 per year.

- One year operating expenses (wages, taxes, power, water, etc.) will exceed \$1,000,000.
- Thus annual cost to operate this facility will exceed \$1,800,000.
- In bound dumping fees (174/tons per day) and sales of out bound product (48 tons per day) will generate no more than \$1,600,000 per year.
- Thus NCER will be operating at an **annual loss exceeding \$200,000**.

Even if NCER parent company fully funds the capital expenditure plus one year operating costs (greater than \$13,000,000), the annual profit would be less than \$400,000, the return on investment would be about 3.5%, and the breakeven point on investment would be greater than 28 years in the future. Would the parent company commit this amount of money for so long at that rate of return?

A copy of my economic analysis spreadsheet will be sent to Beth Ehsan tomorrow.

NCER will need to increase the through-put of the plant in order to make a profit. It seems a likely conclusion that this is the next phase of the NCER plan once the facility becomes operational as a Medium Volume CDI facility.

Another issue, some of the equipment listed in the project description operates on diesel fuel. There has been no mention of diesel fueling facility at the NCER plant. Does this need to be covered in the project description? Would quantity of fuel to be used, fueling facility description, along with safety plans, related emissions and emissions impacts be in the EIR? Would the fire department need to re-evaluate the project based on this?

An accurate project description which includes the future (5-10 years) operation plans for the NCER is needed to assure a meaningful, comprehensive EIR will be prepared. The EIR needs to address the current inconsistencies in information, the likely future throughput of the facility based on equipment capacities, and the possible future industrialization of the area once the NCER facility has been approved.

Byron Marler
9/24/2014.

Economic Model for NCER

North County Environmental Resources (NCER) Recycling Facility; PDS2008-3500-08-015; PDS2013-BC-13-0019; Environmental Review Number PDS2008-3910-08-08-012

SITE		\$/unit	Reference #				
			Ref #1	Ref #1			
Building		10500	\$606,000	12000	\$63.17		
Building	office portion	1500	\$152,000				
Building Slab	Concrete						
Building Pad	grading	2000	\$100,000				
		50					
Building pad	finish	1	\$12,000	82	1476	25	36900
Pad	reinforce	0.1	\$1,200	72360	12	868320	450000
							37000
							1281320
							1735060
Site excavation, fill, cut, import		182400	\$1,735,060	\$2,188,800			
Fence			70000	Ref # 2, #3			
Gate			5000				
Electrical infrastrure			50000				
Plumbing infrastrure			50000				
Drainage and associated storm water conveyance at site			50000				
Fueling infrastrure							
		?					
	sub total		\$2,831,260				

ROAD	ft	mile	mm\$/mile/lane	lanes	4.7 \$mm	13.8 \$mm	Ref #4, #5
Roads - 4000 ft gate	4000	0.757575758	0.757575758	3.1	2		
			0.757575758	9.1	2		
average	Used this value	0.757575758	0.757575758	4	2	\$6,100,000	
sub total capital improvements to property						\$8,931,260	

EQUIPMENT

NOTE: All equipment prices below reflect used prices found on Internet (no new equipment priced)

Concrete & Asphalt		
Crusher	Low end PowerScreen crushers	\$500,000 Ref # 10
Shaker Screen	Spyder 512T	\$230,000 Ref # 11
Dozer	D928	\$120,000 Ref # 8
Wood Waste		
Grinder	Doppstadt AX 530	\$176,000 Ref #6
Tub Grinder	Morbark	\$350,000 Ref #7
Trommel Screen		\$100,000 Ref #9
Track Loader		\$22,000 ref # 14
Scales 2		\$40,000 Ref # 15
Stacker		\$88,000 Ref # 11
Dump Truck		\$60,000 Ref # 12
Office (furniture, pc, files, ...)		\$34,000
miscellaneous		\$30,000
Sub total		\$1,750,000

[illegible]

Annual Net Profit/Loss	INCLUDING COST OF MONEY	(\$401,900)	
	EXCLUDING COST OF MONEY	\$458,907	
SCENARIO 1	OWNERS FULLY PAY FOR CAPITAL OUTLAY AND ANNUAL OPERATING COSTS (\$13,000,000 +)		
	NET PROFIT FOR 1 YEAR = \$459,000		
	RETURN ON INVESTMENT = 459000/13000000	0.035272008	3.50%
	BREAK EVEN ON INVESTMENT = 13000000/459000	28.35109388	28 YEARS
SCENARIO 2	OWNERS BORROW 80% OF CAPITAL OUTLAY AT 3.3% APR FOR 15 YEARS		
	OWNERS BORROW 100% OPERATING COSTS AT 5% FOR 1 YEAR		
	NET LOSS FOR 1 YEAR = \$402,000	(\$401,900)	
	OWNERS INVEST THEIR FUNDS EQUAL TO BORROWED AMOUNT TO EARN 5 %	5%	6%
	WHICH IS \$10,600,000+ TO EARN RETURN OF 5%	\$531,782	\$638,139
	TOTAL RETURN ON PLANT AND INVESTED \$	\$129,883	\$236,239
			7%
			\$744,495
			\$342,596

Loy, Maggie A

Subject: FW: Project ID PDS 2008 3500 08 015 - North County Environmental Resources Project

-----Original Message-----

From: marlers1@cox.net [<mailto:marlers1@cox.net>]

Sent: Tuesday, September 30, 2014 9:08 AM

To: Ehsan, Beth; marlers1@cox.net

Cc: rirangan@yahoo.com

Subject: RE: Project ID PDS 2008 3500 08 015 - North County Environmental Resources Project

Beth, My spreadsheet overestimates the income side of the economics for NCER. I used \$20/ton to dump in the spreadsheet. A nearby C&D facility in Escondido charges \$10/ton (\$200 for a 20-25 ton truck load). So NCER will not be profitable with imports of 174 tons per day and exports of 48 tons per day. Byron

> >

> > Byron Marler

> > 760-639-9186

Byron Marler

25147 Rue De Fleur
Escondido, CA 92026

Kasturi Rangan

25129 Rue De Fleur
Escondido, CA 92026

c.c. Mark Wardlaw, Director, PDS

Darren Gretler, Asst. Director, PDS

Sami Real, Section Chief, PDS

David Sibbet, Planning Mgr, PDS

9/19/2014

County of San Diego

Planning and Development Services

5510 Overland Avenue, Suite 310

San Diego, CA 92123.

Attn: Beth Ehsan, Project Manager

PDS 2008-3500-08-015 NORTH COUNTY ENVIRONMENTAL RESOURCES (NCER) RECYCLING FACILITY

Dear Ms. Ehsan:

Thank you for issuing the Notice of Preparation document dated September 11, 2014 for the Environmental Impact Report for the subject project. We appreciate the opportunity to provide our input to the NOP process. We believe that this is a critical stage in the EIR process and that specific well defined inputs from the project applicant are essential to the useful outcome of the effort. You had earlier acknowledged the input provided in our letter of July 23, 2013 and had stated that it was made part of the administrative record for the project. After reading the documents that you have recently posted on the County website, we now make the following comments:

1. From an EIR perspective, the project description provided is vague and inconsistent. Although tonnage of materials in and out is mentioned, there is no description of processing capacity or rate of processing. For a waste recycling plant that uses crushers, screeners, and conveyors, processing capacity and rate are key contributors to environmental impacts. In June 2009, Contra Costa County Judge Barbara Zuniga struck down the EIR prepared by Chevron's Richmond oil refinery stating that the "project description is unclear and inconsistent". Further she wrote that "An accurate, stable and finite project description is sine qua non of an informative and legally sufficient EIR". From the project description provided in your documents, we are unable to visualize the proposed facility operating for more than a year without having to increase either storage or shipments. The scenario analysis that we do later in this document will clarify our observation. An EIR cannot be

done for a project, the scope of which is not valid beyond a year. Therefore our position is that further work on the EIR should not be allowed to proceed until a more complete project description, suited to longer term operation, is provided. It is not fair that public comment is currently sought on an inadequate project description. Public comments need to be re-sought after a more appropriate project description is provided by the applicant.

Based on the unsustainable project description provided, residents in the area are all the more concerned that we are faced with a project that, if approved now, will continually change its scope and ultimately result in an industrial complex of associated activities that is not compatible with its surroundings. There is a swell of public opinion that this project should be denied its permit and that an alternate, more acceptable solution should be sought for use of this property. How the County chooses to deal with the current EIR will be a significant influence on the public's view of this project.

2. **Scenario Analysis:** The project description states that NCER is anticipated to produce two truckloads (approx. 48 tons) per day of product but would be allowed to receive 174 tons per day of incoming debris. There is mention of storage bins – up to 20 of them sized 60 feet by 60 feet by 18 feet high. We assume they are made of steel sheets and have 3 sides with the top open. A 12,000 sq. ft building is included in the project description. Lacking any further description, and in particular the lack of a key factor – the processing capacity of the crushing and screening systems – several scenarios can be developed regarding the future of this enterprise:

- a. Somehow, only two truckloads of product will be made and the rest of the incoming material will be stored. Given the storage volume as 20 bins, each 60x60x18, the total storage volume= 1,296,000 c.ft. Assuming that the bulk density of incoming material is an average of 50 lbs/c.ft. and that 70% of each bin is considered full volume, the total yearly inventory in 20 bins would be about 23,000 tons which amount is 1.5 times the product planned to be shipped. As mentioned earlier, the storage capacity will be completely full within a year. Any facility that continues to receive more than it can ship will accumulate material and will either have to stop receiving or install more storage. With this scenario, it seems like the facility becomes more of a disposal facility rather than a processing/recycling facility and its permit application should take this into account.

Calculation of the economics of this business scenario clearly shows that the level of investment required for the facility as described by NCER is not justified unless the intent is to produce and ship much more than 2 truckloads per day.

Further, there would be no need to operate 14 hours per day for 6 days per week. Even further, with this rate of throughput, existing crushing plants that are within 5 miles of this location, both north and south, can handle this business without generating environmental impacts in the proposed NCER location.

Overall, this is an unrealistic scenario and should not be accepted as a basis for an EIR.

- b. A possible scenario is that all incoming materials will be processed as received, with minimal accumulation and therefore shipments will be 174 tons per day. The EIR should then take into account the appropriate operating capacity, corresponding noise and emissions, and

impacts from corresponding truck traffic and material handling operations on site. However, it is unlikely that the capacity of the processing facility would be an exact match for 174 tons/day of incoming materials and therefore this scenario would need revision to show the processing capacity of the facility.

- c. The processing capability of the facility would exceed the rate of delivery of incoming material. This is a realistic scenario which would provide capability for the facility to store material as well as process the material through crushing and grinding as needed to ship larger quantities of material if required, on a daily basis, as opposed to being limited to two trucks per day. This scenario requires that the processing capability of the facility be properly defined on an hourly basis. Processing capacity is a key input to any EIR and this should be the basis of this EIR. This will allow a realistic assessment of noise, dust, greenhouse gases, and other emissions. This will also ease residents' concerns about "piece-mealing" of capacity where a lower capacity is initially stated to lower environmental impacts and then raised later after project approval. There are precedents for this "piece-mealing" practice not being found acceptable by California Courts.
3. What is the function of the 12000 sq. ft. building mentioned in the project description?
 4. The location of the proposed 20 storage bins is not shown on the plot plan.
 5. There is no mention of dust and noise control technology in the process description. It is common practice for agencies to require that Best Available Control Technology (BACT) be used in proposed projects. Examples of BACT technology for this project would be the housing of the crushing and screening facilities inside a building designed to minimize noise and dust impacts on surroundings. Could the 12000 sq. ft. building be modified, expanded or otherwise be adapted for this purpose? Other BACT technologies could be the use of run-time meters on processing equipment to allow them to be used only in authorized working hours and in use of automated and interlocked water spray technology for dust control in all material handling operations.
 6. The Lead Agency (PDS) is not asking for a transportation study based on the ADT analysis of existing roads. However, a key concern of residents and users of roads adjacent to the proposed facility is the dust released from inbound and outbound trucks from their storage compartments or from their tires. Perhaps there are regulations that require that these trucks be properly sealed. However, the practice is far from perfect and enforcement is usually poor because of budgetary or associated reasons. As an example, we provide a photograph in an attachment that shows a dust cloud in the wake of a truck leaving a concrete crushing facility located in San Diego County. This issue is a major concern and requires to be addressed in the EIR to the satisfaction of the neighboring public.

Yours truly,



Byron L. Marler



Kasturi Rangan



REVIEW NOP OF AN EIR

North County Environmental Resources Recycling Facility (NCER)
PDS2008-08-015, PDS2013-BC-13-0019, Log Number PDS2008-3910-08-08-012

ADJ Holdings, LLC Recycling Facility, Site address is 25568 Mesa Rock Rd, Unincorporated area of San Diego County.

Comment – Traffic NOP states no more than 2 outgoing truckloads per day with approximate loads of 48 tons per day, however there is no limitation on incoming trucks. Currently Deer Springs Road has a posted load limit of 7 tons and it is assumed Mesa Rock Road would have the same rating. With the load weights stated of 48 tons presumably Mesa Rock Road will not hold up to constant truck traffic with the stated load weights as proposed. Also nothing is stated about the number of incoming truckloads. Traffic route to and from this facility is a concern. It was stated the trucking route would be I-15 to Deer Springs/Mountain Meadow Rd, then routing to N. Centre City Parkway south and onto Mesa Rock Road to the facility. The claim is this route will lessen the traffic impact to all residents and fire station on Mesa Rock Road. The question here is what policing agency will insure trucks will not just travel on Mesa Rock Road?

Comment – Air Quality Since this facility will be crushing concrete and other masonry material how will the silica dust be monitored. Exposure to crystalline silica is common in operations involving crushing of concrete, brick, block, rock, and stone products. Inhalation of small (respirable) crystalline silica particles from the air can be inhaled. These types of exposures can lead to the development of disabling and sometimes fatal lung diseases, including silicosis and lung cancer. The International Agency for Research on Cancer, U.S. National Toxicology Program and the National Institute for Occupational Safety and Health (NIOSH) has designated crystalline silica as carcinogenic to humans. A San Diego County web site basically states that particles, i.e., quarrying, can be suspended in the air for long periods of time and travel great distances.

Monitoring must be done to EPA standards and correlated with the San Diego County Air Pollution Control District monitoring stations elsewhere in the area. At the Rosemary Mountain Quarry, Tracer Environmental Services placed monitoring stations at the site primarily for quarry (silica) dust. The stations monitored 10 micron particles and smaller to insure air quality in the area. Will NCER install enclosures around those quarry operations of concern to prevent air borne particulates? Air quality in the area will suffer tremendously. The clean, fresh air that is enjoyed would no longer exist. The proposed facility will create dust from crushing, transferring material; trucks going up and down the roadway will be with us constantly

California Health and Safety Code Section 41700 states that no person can discharge air contaminants that cause injury, nuisance or annoyance to any considerable number of persons or the public, or discharge air contaminants that endanger the comfort, health or safety of such persons.

Comment - “inert material”; besides the facility operator what entity will insure no asbestos product will be mixed with the recycled material? “Non-contaminated tree trimmings, wood and construction debris”; what entity prevents such material? “No composting or acceptance of solid waste”; what solid waste is referenced here?

Comment – Water NOP states a 100,000 gallon water storage tank. In the process of crushing concrete and other like materials into usable aggregate requires considerable water. Vallecitos Water District has declared a level 2 drought, does this proposed facility have a water reclamation plan and will the facility have a collection pit to prevent runoff?

Comment - Neighboring residents are vocal about their opposition to this facility, stating it is “out of character for the area”, inappropriate zoning in an area where it is primarily estates and the affected view shed for the residents east of the I-15.

These comments are submitted by;
Michael McIntire
1299 Deer Springs Rd
Space 25
San Marcos, 92069

Ehsan, Beth

From: Angie Meeks <angie-meeks@cox.net>
Sent: Saturday, October 04, 2014 3:44 PM
To: Ehsan, Beth
Subject: NCER waste project

Hello

I am a homeowner in the very near vicinity of the NCER waste project – concrete crushing plant at Mesa Rock Road.

I am very concerned about the impact that this project will have on my property value, my health and my wonderful, peaceful neighborhood in North Escondido.

I am concerned about the impact of the additional noise, dust and debris from the trucks.

This plant has the potential to significantly impact my property value and as well as my overall health.

Please do not allow the construction to move forward in this area. I value the peaceful, quiet piece of property that I purchased and I would appreciate the opportunity to keep it peaceful and quiet.

Angie Meeks
25223 Jesmond Dene Heights Place
Escondido, CA 92026



County of San Diego

MARK WARDLAW
DIRECTOR
PHONE (858) 694-2962
FAX (858) 694-2555

PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123
www.sdcountry.ca.gov/pds

DARREN GRETLER
ASSISTANT DIRECTOR
PHONE (858) 694-2962
FAX (858) 694-2555

NORTH COUNTY ENVIRONMENTAL RESOURCES; PDS2008-3500-08-015
SEPTEMBER 24, 2014, COUNTY OPERATIONS CENTER
PUBLIC SCOPING MEETING COMMENT SHEET

DEAR BETH,

THE JESMOND DENE AREA OF
NORTHERN ESCONDIDO IS AN ICON
IN NORTH SAN DIEGO COUNTY.

THOSE WHO LIVE IN THIS AREA
HAVE BEEN HERE FOR GENERATIONS
AND THIS HAS BEEN A PEACEFUL
AND WONDERFUL AREA IN WHICH TO
LIVE.

I AM SURE I SPEAK FOR MOST IF NOT
ALL JESMONDINIANS, THAT IT WOULD
BE A TERRIBLE AND DISASTEROUS
THING FOR THIS PLANT TO RUIN OUR QUALITY OF
LIFE.

Mail to:

Beth Ehsan, Project Manager
5510 Ruffin Road, ste 310
San Diego, CA 92123

Overland Ave

Email: beth.ehsan@sdcounty.ca.gov

FAX: (858) 694-3373

Phone: (858) 694-3103

THANK YOU FOR YOUR ATTENTION.

Gary A. Mills 10/8/14
Signature, Date
GARY A. MILLS
Print Name

25325 JESMOND DENE Rd.
Address

ESCONDIDO CA. 92026
City, State, Zip Code

Ehsan, Beth

From: Guitaruno@aol.com
Sent: Thursday, October 09, 2014 1:37 AM
To: Ehsan, Beth
Subject: NCER Waste Project

Dear Ms. Ehsan.

I have very serious concerns regarding the negative impact that this project will have on my community in terms of noise, pollution, dust, property values, scenic views and the overall negative effect on our environment. I have asthma and COPD and I know that my breathing will be negatively effected by side effects of a project of this scope. This type of business should not be placed where it would negatively impact so many residents living in the area. There must be a site more suitable for an operation of this scope and nature.. Please give my concerns serious consideration when making a decision on the location of this proposed project.

Sincerely,
Robert Oldin

Ehsan, Beth

From: O2btigerw <o2btigerw@aol.com>
Sent: Sunday, September 21, 2014 6:33 PM
To: Ehsan, Beth
Subject: Re: North County Environmental Resources Recycling Facility

Beth,

Thanks you for the notification. I will be out of town and not able to attend the September 24th meeting unfortunately. My concerns are as follows.

1. Was a zoning change done which allows a Recycling business to operate in reasonably close proximity to residential dwellings? I know there was a high end development approved somewhat above where this is proposed. It seems to me that this type of business is not consistent with any reasonable proximity to homes plus there is a winery and a nursery just North of this who must be quite dismayed to hear about the Recycling Center. What will it do to their business?

2. My largest concern is traffic and air quality. We live perhaps 3/4 of a mile SW of this just off Gary near the former Escondido Country Club. During Santa Ana winds their emissions will be headed in our direction. Given the normal jet streams West to East the remainder of the time the emissions will impact Reidy Creek Elementary and Broadway elementary schools perhaps 1 1/2 to 2 miles East where you have an enrollment of well over 1000 young children not to mention a large residential area. Again, how is this be possible? Is this the legacy our children and grandchildren as well as we taxpayers deserve?

In my opinion this should be located at minimum 10 miles North so that Lawrence Welk's and Hidden Meadows are also not impacted.

Thanks for listening,

Dave Olson
1415 Anchoe Glen
Escondido, Ca 92026

-----Original Message-----

From: Ehsan, Beth <Beth.Ehsan@sdcounty.ca.gov>
To: o2btigerw <o2btigerw@aol.com>
Sent: Mon, Sep 8, 2014 11:09 am
Subject: North County Environmental Resources Recycling Facility

Hello Mr. Olson,

I hope you are well and staying cool.

I trust you received the copy of the EIR Request Letter that we sent you last month for the North County Environmental Resources Recycling Facility. We know you were concerned about this project, so we wanted to let you know that after a one year hiatus, the applicant is moving forward with preparation of an Environmental Impact Report.

The first step in the EIR process is to send out a Notice of Preparation (NOP) to State agencies, neighbors, and interested parties like yourself. The NOP is intended to establish the scope of environmental review and identify potential issues to be reviewed in the EIR. The NOP package includes to the plot plan, location maps, and an initial study with a detailed project description and preliminary list of potential impacts. You will receive a notice with links to all of the NOP documents this Thursday.

The NOP public review period starts on Thursday and ends on October 10th. Comments can be submitted by mail or email. If you wish to meet with the project applicant and County staff and make your comments in person, there will be a public EIR scoping meeting on September 24th at 6 pm at the County Operations Center hearing room. All of this information will be in the notice too. Please let me know if you do not receive the notice or if you have any questions. We appreciate your continued interest and involvement in the review process.

Thanks,
Beth

Ehsan, Beth

From: Julie Ramirez <jeramirez1015@yahoo.com>
Sent: Monday, October 13, 2014 10:13 PM
To: Ehsan, Beth
Subject: Concerns about North County Waste Recycling Project.

Dear Ms Ehsan,

I am writing this letter out of concern regarding the new Construction and Demolition Waste Recycling Plant being proposed for North County.

I am a business owner with several residential care facilities in the area. Our clients, more than 40 in total, are composed of elderly, developmentally disabled and other persons requiring a peaceful and safe environment to call home.

My worry is that this new recycling facility would negatively impact the quality of life of my clients. Please send me copies of any studies the County has completed and any information regarding future planned studies about the impact this proposed construction.

Sincerely,

Julie Ramirez
Administrator
The Country Club Guest Home

Ehsan, Beth

From: Kevin Ramirez <kevinram@scripps.edu>
Sent: Monday, October 13, 2014 10:24 PM
To: Ehsan, Beth
Subject: Waste Recycling Plant

Dear Beth,

I am a home owner in Escondido and am worried about the Waste Recycling Project that will possibly be built in the North County.

The NOP doesn't contain enough details about the facility and the volume of material it will handle. It seems that there will be a lot more material entering than leaving daily, which makes me think there will be a build up of waste on site. I am also worried that the increased traffic due to trucks will impact my commute and will leave debris around my in my neighborhood.

Can you please address these concerns?

Thanks,
Dr. Kevin Ramirez

July 23, 2013

Inputs to the scoping review for the Environmental Impact Report for ADJ Holdings – North County Environmental Resources proposed to be located at 25568 Mesa Rock Road, Escondido, CA 92026 (from Byron Marler and Kasturi Rangan)

From: Kasturi Rangan [mailto:rirangan@yahoo.com]
Sent: Tuesday, July 23, 2013 2:26 PM
To: Sibbet, David
Cc: Ehsan, Beth; Real, Sami; Gretler, Darren M; Byron Marler
Subject: Inputs to EIR Scope for ADJ Holdings PDS 2008-3500-08-015

Mr. Sibbet:

Byron Marler and I thank you for the explanation that you provided in our telephone conversation yesterday about the process of preparation of an EIR for ADJ Holdings – North County Environmental Resources project – PDS Record ID 2008-3500-08-015. We are keen on participating in the scoping discussion. We have been giving some thought to the kinds of issues that we think should be addressed in the EIR and have compiled a list as shown in the attached document. We are taking the liberty of sending this document to you in advance of the scoping discussion meeting and hope you will find it useful. If you have any questions or comments, we will gladly communicate further.

Kasturi Rangan.

Project Objective and Economics:

- Explain capacity of proposed plant vs. market need and corresponding economics
- Consideration of alternate locations
- Why can't other existing plants meet the need? The alternative of not setting up the plant needs to be included
- Explain processing details for each type of waste – concrete, other construction and demolition wastes, and green waste. For example, crushing would need to be defined further by explaining how many stages of crushing are involved, maximum acceptable sizes of feed, recycling within crusher circuit, magnetic separation for removal of metallic fragments, etc. Such descriptions allow for better understanding of power consumption as well as number of material streams that must be physically segregated, moved, stored, and handled until sold or disposed.
- Define alternatives – outdoor operations, fully enclosed operations, partially enclosed operations
- Explain how many waste streams there are – solids (100 % of incoming material usually cannot be recycled), liquids – how are they handled, treated and disposed – alternatives considered.
- Explain broader plan for facility that will use all 3 parcels that are classified as industrial. Currently the recycling facility is stated to fit on only one parcel. Are there plans to integrate upstream (for example bring in quarried rock for crushing) or downstream (for example concrete mixing and asphalt mixing plants) and locate such facilities or other

July 23, 2013

Inputs to the scoping review for the Environmental Impact Report for ADJ Holdings – North County Environmental Resources proposed to be located at 25568 Mesa Rock Road, Escondido, CA 92026 (from Byron Marler and Kasturi Rangan)

facilities on the other two parcels? If so such facilities must be included in the EIR as cumulative impacts will be much higher.

- Discuss the compatibility of the proposed Construction, Demolition and Green Waste recycling plant with the surrounding land use which is residential and semi-rural residential.
- Discuss the likelihood of progression of industrial land-use expansion in an area once an initial facility such as a construction/demolition waste processing plant is installed. Are there synergies with other industrial types such as quarry and rock crushing, and concrete/asphalt plants; do these types of facilities tend to locate as adjacent operations? Would the location of this proposed facility lead to secondary facilities such as retail selling of aggregate, sand, block, brick, pavers, and other related items and thus heighten the incompatibility of these types of businesses with the current nature of land use?

Economic Impacts:

- Estimate property value decline for 60 homes with view of plant
- Estimate property value decline for all homes within 2 miles
- Estimate property tax losses to county by decline of home values within 2 miles.
- Business plan that demonstrates potential for profitability of light recycling plant and demonstrates at what plant capacity profitability is expected (break-even point).

Construction Phase:

- Impact on potential archeological sites not only on the parcel on which the facility will be located but also the parcels through which the access roadway will pass.
- Impact on biological resources on all parcels.
- Noise impact of grading and filling site – restriction on hours of operation.
- Dust control on cutting and filling operations on site – how will this be done and the sub-impacts of the control operations – water effluent quantity, quality, etc.
- Fire protection measures depending on season during construction
- Greenhouse gas emissions from fossil fuel driven equipment and delivery trucks that bring required fill.
- Truck traffic impact on local roads from fill being brought in.
- Dust emissions and debris spillage from fill trucks on local roads and nearby residences, particularly in the area of Mesa Rock Road.
- Staging of construction operations to minimize visual impact during construction

Operations Phase:

July 23, 2013

Inputs to the scoping review for the Environmental Impact Report for ADJ Holdings – North County Environmental Resources proposed to be located at 25568 Mesa Rock Road, Escondido, CA 92026 (from Byron Marler and Kasturi Rangan)

- Truck traffic in and out
 - Impact on local roads
 - Impact of emissions on communities
 - Green house gases released vs. attainment of county commitments
 - Impact of emissions on communities and bikers
 - Impact of dust from trucks on communities and bikers
 - Capability of local roads and I-15 interchanges to handle additional truck traffic
 - Limitations of tonnage to be hauled per truck
 - Impact of truck traffic on response time from Deer Springs Fire Station to surrounding areas
 - Enforcement procedures for truck traffic to stay on recommended roads
 - Use of optical scanning methods to keep timed records of truck entry and egress and direction of entry and egress.
 - Safety for bike riders and pedestrians along truck-route streets to plant site, noting that bike lanes are quite narrow at some locations
- Greenhouse gas emissions from fossil fuel driven equipment on site
 - Plans to minimize idling of equipment – run time meters on equipment
- Energy Consumption
 - Breakdown of types of energy to be consumed – electrical, fossil fuel, solar – and the applications for each type.
 - Energy cost per unit of product produced and comparison with commercially available alternative such as aggregate crushed from quarried stone.
 - Fuels delivery routes and precautions.
- Air emissions of plant operations including exhaust gases from plant equipment, dump trucks while on property and green waste.
 - Impacts of those air emissions
 - Organic gases and odors from green waste processing and expected impacts.
- Noise from operations
 - Analysis of noise for each operation – unloading, crushing, screening, conveying, blending, moving of inventory, loading, etc. individually and cumulatively
 - Analysis of noise for each alternative – indoor operation, outdoor operation, etc.
 - Restriction of noise early in the morning and late evening
 - Explanation of noise modeling techniques
 - Noise suppression methods to be used.

July 23, 2013

Inputs to the scoping review for the Environmental Impact Report for ADJ Holdings – North County Environmental Resources proposed to be located at 25568 Mesa Rock Road, Escondido, CA 92026 (from Byron Marler and Kasturi Rangan)

- Consideration of block walls (as used along interstate highways to protect communities from noise) instead of fencing to absorb noise of operations
 - Does local topography (mountain to west, valley to east) and ground type (rocky) enhance (reflect) noise propagation toward residential areas to east?
 - Best available technology for noise control
- Dust released from operations
 - Quantification of dust release from each operation – unloading, conveying, crushing, screening, blending, storage, loading, etc
 - Total dust released from operations for various wind conditions
 - Restriction/shutdown of operations under specific wind conditions; specification of use of wind speed instruments/meters and warning systems.
 - Dust release for various alternative scopes – indoor, outdoor, etc.
 - Particulate dispersion modeling techniques
 - Characterization of particulate composition from crushing/screening operations– silica, alumina, etc and their effects on human population of various ages
 - Characterization of fungi spores that are common in construction and demolition wastes and with green wastes; and potential health impacts.
 - Possible impacts on schools and convalescent homes within 2 miles of facility
 - Dust control methods – for example indoor operations using ducted intake systems, bag filters, scrubbers, etc; outdoor operations using appropriately designed water spray technology. Interlocking of conveyors, crushers, and screens to water spray valves to ensure water is on when equipment is running. Run time meters on equipment.
 - Impact of dust from operations on flora and fauna
 - Influence of inventory of raw material and finished product on dust release – method of control and restriction of inventory to reduce dust
 - Best Available Control technologies for dust control and how they will be used on all sources of dust from plant operations.
- Effluents and their impact
 - Portion of solids stream that cannot be marketed – storage, transportation, and disposal methods. If disposed on site – define quantity and method
 - Water based effluent – rainwater run-off, water used for dust control, and general washing of trucks and equipment, quantification and composition, sedimentation or other method of removal of solids, disposal of solids and liquid effluent.
 - Effluent and emissions from green waste operations
- Hazardous Materials

July 23, 2013

Inputs to the scoping review for the Environmental Impact Report for ADJ Holdings – North County Environmental Resources proposed to be located at 25568 Mesa Rock Road, Escondido, CA 92026 (from Byron Marler and Kasturi Rangan)

- Procedures and safeguards to prevent inadvertent entry of asbestos, lead based paint, and other toxic materials along with construction/demolition debris.
 - Emergency Plan to deal with recognition of hazardous materials having been processed on site.
 - Fuel storage and handling procedures including filling station.
 - Demolition debris is known to contain mildew and fungus of various kinds. Considering that there has been an increase in the spread of dust borne diseases like Valley Fever, what are the probabilities of the proposed facility contributing to the spread of such diseases and the precautions that need to be taken - for example, mandatory fungus studies from materials received and inventoried on site.
- Visual Impacts
 - Plan for screening scenic degradation
 - Cannot be a scheme which will take years to accomplish such as planting of trees
 - Plan for screening fences, height, color and effectiveness.
 - Effectiveness of all screening as determined by visualizations from public streets and vistas from approximately 60 homes located north through east through south of the plant.
 - Place plant in a basin or surround it with a berm that puts equipment, buildings, and operations below view.

Pangan

Public Input at PDS – NOP/EIR meeting on 9/24/2014 Project PDS 2008-3500-08-015

Beginning at where Byron Marler finished, if the project description is inadequate, environmental impacts cannot be properly determined.

It seems reasonable to expect that an industrialist should be able to articulate his vision for the use of his industrial property by better defining the proposed project – including its expansions and the associated projects that will follow. For example, concrete batch plants and /or asphalt plants could integrate downstream of this facility. CEQA guidelines actually require that “probable future projects” must be considered in an EIR. This will provide the public with a view of what this property/area would look like 5 – 10 years from now. They may not like the vision but it would lead to useful discourse and, perhaps, some acceptable compromises. It would also help PDS to better assess and evaluate infrastructure requirements and environmental impacts.

In contrast, this applicant has not shared his plans or vision. The terms “medium volume facility” and “light recycling facility” are both used in describing the facility in the Initial Study. Which is it? We have already shown that shipment of just 48 tons/day for the proposed scope of facilities is not economically viable and is inconsistent with the large storage and other facilities planned. Rate and duration of material processing through crushing and screening facilities as well as quantities and duration of handling of inbound and outbound shipments are key factors in determining dust and noise impacts. Such description is not provided. Instead there are statements such as “ If the facility receives one load per day of CDI raw materials and the process equipment needs four loads to operate, then on the fourth day four loads would be processed at once”. This is not a time for supposition. There needs to be clarity in the project description. When we look up the specifications of the proposed crusher in the equipment vendor’s website, it shows a capability of 250 tons/hour or 2000 tons/per 8 hr day vs. 48 tons to be shipped per day. Shouldn’t the EIR be based on an operating rate of 250 tons/hr, eventually operating for 12-14 hours/day, 6 days/week at this site?

It must be pointed out that this project ID of 2008-3500-08-015 was first assigned to an application for a nursery at this site. In year 2012, the project scope was changed to “waste recycling facility” without notice to neighbors.

Now, the understatement of project description for a facility that is to be located on one of 3 adjacent parcels with an I-3 classification only creates skepticism among the public.

The better way is to "DO IT RIGHT".

I quote Contra Costa County Judge, Barbara Zuniga who in 2009 wrote "An accurate, stable and finite project description is sine qua non of an informative and legally sufficient EIR".

Kasturi Rangan

9/24/2014.

From: Kasturi Rangan <rirangan@yahoo.com>
Sent: Thursday, October 02, 2014 12:34 PM
To: Wardlaw, Mark
Cc: Gretler, Darren M; Real, Sami; Sibbet, David; Ehsan, Beth; Loy, Maggie A; Byron Marler
Subject: Project ID 2008-3500-08-015

Project ID 2008-3500-08-015 North County Environmental Resources Project

Dear Mr. Wardlaw:

This is a joint e-mail from Byron Marler and Kasturi Rangan. We are writing to you about the recently initiated NOP for the EIR for the subject project. We attended the Scoping Meeting on 9/24/2104. Your staff did a very good job of organizing the meeting, providing sufficient time for public attendees to make their comments, and encouraging attendees to carry comment forms to others who could not attend.

We understand that you will be the decision maker on the acceptability of the EIR for this project and therefore feel the need to let you know that we and others continue to be concerned about the impacts of the proposed project.

We summarize below the comments made by several of the attendees, with some additional quantitative information:

1. The project description is inconsistent with its stated intent to ship two product truck loads, or 48 tons per day and be allowed to receive up to 174 tons/day of incoming material in keeping with the definition of the facility as a medium volume facility.
2. Storage inventory is very much higher than that required, given that only 15 days of incoming material and 30 days of outgoing material can be stored. While the storage required for such a facility would be in the range of 5000 tons, the project's storage capability calculates to over 25,000 tons.
3. While processing capability is not specifically stated in the project description and is another example of inadequacy in this regard, information from vendor catalogs show that the model of crusher specified by the project applicant would process 250 tons/hr of debris. With this capacity, the entire accumulation of 15 days of incoming material at 174 tons/day could be processed in less than 12 hours. Shouldn't this high rate 12 hour/day operation be the defining case for determination of environmental impacts from this operation
4. Given the above information why would the project need to be operated 14 hours/day, 6 days/week, as mentioned in the project description?
5. Independent calculation of project economics shows that the project would not be viable for the investment required if only two product truck loads are shipped per day.
6. While it is common for industrialists to articulate their vision relative to their proposed facilities, this project applicant has not been forthcoming with information for the public. In fact, when he changed the project scope from a nursery to a waste recycling facility in 2012, he did so without public notice. Additionally, pre-approval code violations on

the project site make the neighboring residents even more concerned about the impacts of this facility.

7. It is well established that a finite project description is an essential requirement for proper definition of an EIR. This project lacks such a description.
8. Residents in the vicinity are very concerned about the impacts of dust and noise from the facility and from inbound and outbound truck traffic, loss of scenic view, and deterioration of home values.
9. One resident pointed out that a dust generating facility that had been proposed several years ago in the vicinity of Champagne Village had withdrawn the project proposal after residents in this area voiced their concerns about dust effects on health.

Overall, the public have a concern that the facilities being planned and the work hours stated are intended for producing and shipping more than 2 truck loads per day. Approval of such facilities would only create problems because the environmental impact would be much greater than that studied for the inadequate project description and initiation of any enforcement issues would be left to the public.

In concluding the meeting, County staff stated that the project description was just the initial submittal and the EIR would go through several iterations before the document is presented for public review. This might be procedurally correct. However, if we consider the fact that this project had gone through several iterative reviews with PDS prior to the EIR requirement and the project applicant took a year's delay after the EIR was made a requirement in July, 2013, a better project definition would be reasonable expectation at this time which is the beginning of the EIR process. Why did PDS choose to accept such a project description for its Initial Study?

As for our degree of analysis of this project, we do this from our backgrounds as scientists and engineers who have spent their careers working in industry, often taking into account the kinds of information that we would have provided if we had been providing information for a permit for a new industrial facility.

We feel it would be worthwhile for us to meet with you, at your convenience, to discuss these issues in detail. Looking forward to hearing from you. Our telephone numbers are as follows:

Byron Marler 760-658-6591 Kasturi Rangan 760-317-9697.

Yours truly,

Byron Marler

Kasturi Rangan.

Ehsan, Beth

From: laura rizza <rizzalaura@hotmail.com>
Sent: Saturday, October 04, 2014 5:39 PM
To: Ehsan, Beth
Subject: Recycling Plant, North SD County, Mesa Rock Road

Hello Beth,

I am writing about the proposed "recycle plant" application located on Mesa Rock Road in North County. I believe the plant is a very poor idea which has not been thoroughly thought out. The plant's applicant is centered on money and has little to no consideration of the surrounding community. This has proven true in other endeavors of this particular person. However, I am not writing to you to discuss his character or questionable business practices ~ but I am gravely concerned about the impact this "recycling plant" will have on the environment and community. There will undoubtedly be considerable noise which exceeds acceptable levels associated with the concrete crushing portion of the designated plant. The dust which will be created via the trucks traveling on Mesa Rock Road and produced by the facilities are likely to be of such volume that health issues could occur as well as aggravating current health issues already in place. This particular area being considered for the plant is rural, quiet, scenic, and calm. If this recycling plant is permitted all of those qualities will change and the simple aesthetic of life here will be deeply compromised. Another grave concern that I hold is the issue of water. California is anything BUT water wealthy and allowing this recycling plant to be operational and use many many gallons of water daily to run the plant further compromises an issue which is already dire. Southern Californians are already on a restricted water usage schedule and allowing a new company who requires hundreds of gallons of an already compromised resource to move into the area is nothing short of foolish. PLEASE consider these issues as you deal with this particular recycling plant application/study/scoping. I cannot understand how anyone could possibly consider such a plant to move forward when it's immediate and long term impact will be obviously and hugely negative.

I send this letter with a small voice with the hope you have large ears and an even larger sense of logic and heart.

Thank you,

La Rizza
rizzalaura@hotmail.com
760*801*5529

Ehsan, Beth

From: Richard Savinda <rbsavinda@cox.net>
Sent: Saturday, October 04, 2014 3:31 PM
To: Ehsan, Beth
Subject: RECYCLING PLANT

Beth,

Our community is directly affected from this plant and the noise and dust it will make every day is unacceptable to me. It will affect our property values and our quiet neighborhood will be no more. Anything you can do to prevent this plant from being built is appreciated.

I have been forwarding all information to my neighbors with the hope they will respond to you by e-mail.

Rich Savinda
25297 Jesmond Dene Hts. Pl.
Escondido, Ca 92026

Ehsan, Beth

From: Tena <37butterflies@gmail.com>
Sent: Tuesday, October 07, 2014 10:17 AM
To: Ehsan, Beth
Subject: Comment re: Proposed Construction and Waste Recycling Plant on Mesa Rock Road

Dear Ms. Ehsan:

My family and I live in north Escondido, east of the proposed construction recycling plant on Mesa Rock Road. We are strong recycling proponents but my husband suffers from asthma and we're dreading the effect this plant would have on those who live downwind like we do. Also, is industrialization really appropriate in the northern gateway to Escondido, in the beautiful rock-studded hills of the I-15 corridor traveled by thousands each day?

We strongly oppose a construction and waste recycling plant in this area.

Sincerely,

Tena Scruggs
Escondido, California

Ehsan, Beth

From: Pam Sievers <psievers@orionbroadband.net>
Sent: Monday, October 06, 2014 8:27 AM
To: Ehsan, Beth
Subject: Mesa Rock Road Project

Importance: High

I am sincerely concerned about the impact of the proposed waste recycling (concrete crushing) plant at Mesa Rock Road project because of noise, dust from operations and debris carrying trucks and its effect on health, long hours of noisy operation, loss of scenic view, and deterioration of housing values.

Please do NOT let this project be approved.

Pam Sievers
Local Resident in Hidden Meadows

10.13.14

County of San Diego
 Building and Planning Services
 5510 Overland Avenue, Ste. 310
 San Diego, CA 92123

Project Manager Beth Ehsan
beth.ehsan@sdcounty.ca.gov

RE: NORTH COUNTY ENVIROMENTAL RESOURCES; PDS2008-3500-03-015
 SEPTEMBER 24, 2014, COUNTY OPERATIONS CENTER
 PUBLIC SCOPING MEETING COMMENTS

Ms. Ehsan,

As an owner of property and resident at 25670 Jesmond Dene Rd, Escondido, CA 92026, I would like to voice my strong opposition to this "Waste Recycling Project".

As a cancer and Bone Marrow Transplant survivor who now has a compromised immune system, I am very concerned about all the toxins that will be flowing directly across my property in the afternoon breeze. Believe me when I tell you that if you can smell it, there are toxins in it. You can go to any recycling center and smell the stink. It isn't just the metal processing that is a concern. The processing of concrete is a health concern to me as well. Concrete dust is not only a known health hazard, but causes damage to vehicles, electronics, and equipment. The wind blows directly across the valley and through the Jesmond Dene area and on to the North Broadway area. All residential. The particulate that is carried in the air is damaging to so much of our property, ourselves and our pets. We may not be right next door, but the damaging effects of this plant will carry straight to us and our neighbors. We have a right to keep the neighborhood safe and clean. I have owned and lived at this address for over 30 years. This end of town is a planned rural area that has no place for "Waste Recycling Project". Not only am I concerned for my health, but my quality of life will be compromised by the noise and constant dust.

The property values will decrease due to the intensified traffic. As it is, the county does not have enough money to properly maintain the roads and now you are considering adding a heavy burden on an already deteriorating roadway system which was never designed to handle this sort of commercial traffic. This would also draw additional migrants to the area who will now be stealing items of value left outside because of the ease of dragging it across the valley to exchange it for dollars. Most neighbors in the community have a minimum of at least an acre and it is too expensive to fence in their entire property.

In addition, the "recycling" plant, will be storing an enormous amount of waste in piles as they're not able to "recycle" the amount that will be coming in on a daily basis. The end result will be a continually growing junk yard, which will all be in plain sight. A project like this should not be allowed in an area of primarily residences. It is not just an eyesore, but unhealthy, unsanitary, and noisy. This is a neighborhood, not an industrial area.

Please DO NOT approve this project for these and many more reasons.

Ramona M. Strub

Ramona M. Strub

1570 Leimond Dene Rd.

San Francisco, CA 94026

Ehsan, Beth

From: John & Karen Thompson <jkfam2000@yahoo.com>
Sent: Tuesday, October 07, 2014 5:50 PM
To: Ehsan, Beth

To Beth Ehsan,

I am writing to express my concern over the waste recycling plant that is being considered on Mesa Rock Road.

My family lives in the Montreux development across the highway from the proposed site. The site is in our direct view and I have many reservations about this. We currently are in a rural, quiet community and I believe the noise level will be much greater if the plant is allowed. I also know our view of the hillside will change to an industrial site. The wind usually blows from the west and I am also greatly concerned about the dust pollution that will blow our way and will affect the health of our family, especially my two sons with asthma.

In addition to the negative effects above mentioned, I believe our property value will decrease due all the of these negative impacts on our home and neighborhood.

Thank you for your consideration of mine and my family's concerns.

Karen Thompson
2938 Rue Montreux
Escondido, CA 92029
760-917-9555

Ehsan, Beth

From: Diana Towne <dltowne@gmail.com>
Sent: Wednesday, October 08, 2014 6:03 PM
To: Ehsan, Beth
Subject: NOP re NCER waste project - PDS 2008-350-08-015

Ms. Beth Ehsan

Project Manager

County of San Diego

Dear Ms. Ehsan:

I write regarding the proposed business - **Construction and Demolition Waste Recycling Plant** ("plant") - slated for Mesa Rock Road in North San Diego County. And as I understand the plant's location in situate in the County, I am still compelled to state my objection to this project, and request the denial of any permit for any such use.

We live just over the hill from where the plant would be constructed, and fear the added dust, dirt and other particulates spewed into the air will impact our well-being and quality of life. Our grandson and his fellow schoolmates at Reidy Creek Elementary School, which is within 2 miles and east of the plant, will be subjected to horrible air quality should this project be allowed a permit to operate. America is in the midst of an asthma epidemic caused by the explosion of toxins in our environment (this can be read in any newspaper on any day). Our children should not be subjected to further air pollution!

In addition to Reidy Creek Elementary, Jesmond Dene Park, Reidy Creek Golf Course are all in the prevailing wind pattern from the plant and within a 2-mile radius. Directly south of Reidy Creek Elementary is Broadway Elementary, and Escondido High School. Add to this the hundreds of homes that are scattered throughout the NE and NW quadrants along I-15. This plant should not be allowed to be built. It does not fit.

From the I-15 freeway going north out of Escondido, one has expansive views of rolling hills and mountains dotted with homes, orchards, groves, and greenhouse nurseries, there are valleys and mountain tops – nothing scarred by an industry like the proposed recycling plant. Driving south on I-15 it is the same view and a lovely gateway into San Diego County. As far as freeways go, we are fortunate in this area not to have the hodgepodge and inappropriate land use industry like the proposed rock crushing plant. This plant, if allowed to

be built, will ruin the character of this beautiful area. Why? Because it doesn't fit! This is rural residential, and inappropriate for this sort of business, regardless of the zoning – a business like this does not belong literally in our backyard. Escondido is attempting to increase its winery tourism and a rock crushing plant is not conducive to tourism. This is a bad use plan.

There are many less emotional and more relevant arguments that I should address regarding this project, such as the amount of trucks carrying, literally, tons of material daily on a rural two lane frontage road. The discharge of dust and particulate matter, from debris carrying trucks, is often noticed in San Diego County and is a major concern to residents and users of roads adjacent to the proposed project site. From what I understand, the project description provides no information on control technologies used to abate dust, noise, and other emissions. Reduction of environmental impact requires the use of “Best Available Control Technologies (BACT)”.

Quality of life for San Diego County residents is most important and should be considered first and foremost by our leaders, public servants, officials, and politicians.

On behalf of my family, friends and neighbors – those living within and without the 2-mile radius of this project, I implore you to be very diligent and scrutinize everything. Cross every "t" and dot every "i". This plant is a bad fit and inappropriate, and my hope is that it is not allowed to be built.

Sincerely,

Diana Towne

1415 Anoché Glen

Escondido, CA 92026

760/432-6767

dltowne@gmail.com

Ehsan, Beth

From: Loy, Maggie A
Sent: Wednesday, October 08, 2014 10:02 AM
To: Ehsan, Beth
Cc: Sibbet, David
Subject: FW: [Website Feedback]: No. County Environmental Recycling Facility (NCER)

For the record.

From: Kohatsu, Sachiko
Sent: Wednesday, October 08, 2014 9:54 AM
To: Loy, Maggie A
Subject: FW: [Website Feedback]: No. County Environmental Recycling Facility (NCER)

Good morning, Maggie~

Please note Diana Towne's comment below.

Thank you,
Sachiko

M. Sachiko Kohatsu

Policy Aide
Supervisor Dave Roberts
1600 Pacific Highway, Room 335
San Diego, CA 92101
(619) 531-5533 Phone
(619) 531-5859 Direct
(619) 234-1559 Fax
sachiko.kohatsu@sdcounty.ca.gov
www.supervisordaveroberts.com



Find Supervisor Dave Roberts on Facebook.



Follow Supervisor Dave Roberts on Twitter.

On Oct 7, 2014, at 8:36 PM, Roberts, Dave <Dave.Roberts@sdcounty.ca.gov> wrote:

Mike - Let me have county staff check and we will get back to you. Dave

Dave Roberts
Supervisor
San Diego County Board of Supervisors, District 3
1600 Pacific Highway, Room 335
San Diego, CA 92101
619-531-5533
www.SupervisorDaveRoberts.com

From: Michael Morasco [Mmorasco@ci.escondido.ca.us]
Sent: Tuesday, October 07, 2014 8:30 PM
To: Roberts, Dave
Subject: Fwd: [Website Feedback]: No. County Environmental Recycling Facility (NCER)

Tried to send this to you and Bill but guess first email was not valid. Here is what was meant for both of you. Comment..Thanks

Michael Morasco
Escondido City Council
District 4 Representative
<http://www.happybirthday.escondido.org/>
Sent from my iPhone

Begin forwarded message:

From: Michael Morasco <Mmorasco@ci.escondido.ca.us>
Date: October 7, 2014 at 8:27:09 PM PDT
To: Bill Horn <supervisorhorn@facebook.com>
Subject: Fwd: [Website Feedback]: No. County Environmental Recycling Facility (NCER)

FYI. I thought this proposed project was dead. Has not heard anything about it in well over a year. Thoughts?

Michael Morasco
Escondido City Council
District 4 Representative
<http://www.happybirthday.escondido.org/>
Sent from my iPhone

Begin forwarded message:

From: <noreply@www.escondido.org>
Date: October 7, 2014 at 4:47:54 PM PDT
To: <sabed@escondido.org>, <odiaz@escondido.org>, <egallo@escondido.org>, <mmorasco@escondido.org>, <jmasson@escondido.org>
Subject: [Website Feedback]: No. County Environmental Recycling Facility (NCER)
Reply-To: <dltowne@gmail.com>

Diana Towne
dltowne@gmail.com

Dear Council Members:

As you know, there is a proposed concrete crushing plant slated for Mesa Rock Road just north of town. This use of land is inappropriate and nonconforming and I implore you ALL to write a letter to the County stating your displeasure with this proposal. I know this is a County issue, but Escondido and many of its residents will be detrimentally affected physically and economically if this plant is allowed to be built at its current location.

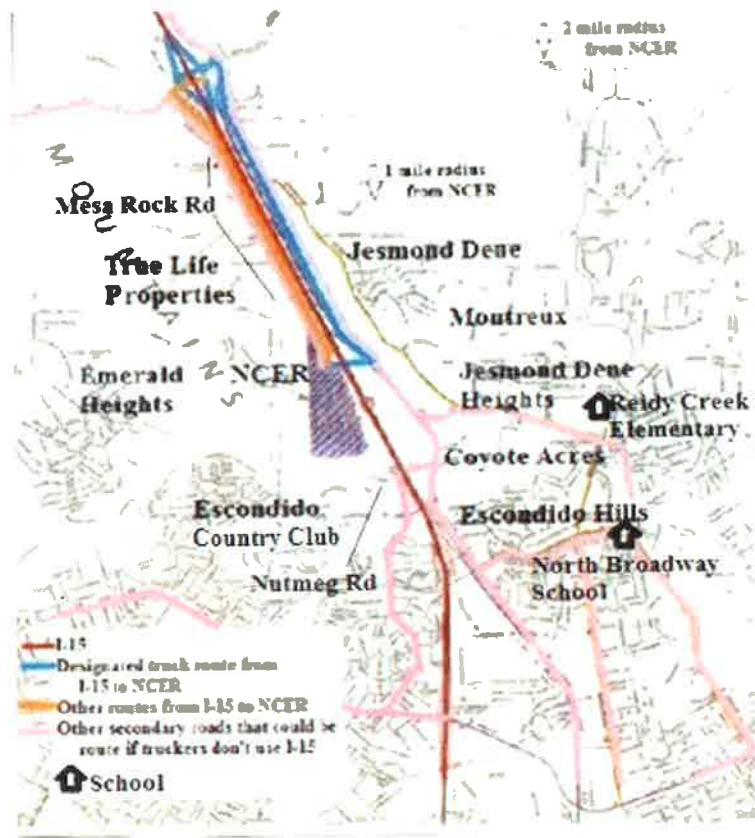
*There are homes on both sides of the freeway that will be affected by the plant.

*Belle Marie Winery and Tasting Room will be hard pressed to have outside functions on their lawn with assured dust this plant will generate.

*Reidy Creek Elementary, Jesmond Dene Park and Reidy Creek Golf Course are due east of the proposed plant. Not to mention all the homes. The prevailing winds are West to East. The plant is anticipated to produce approx. 48 tons per day of product and would be allowed to receive 174 tons per day of incoming debris. Huge truckloads of dust and rock. Makes one want to buy a home in the NW or NE corner of Escondido, doesn't it?

The Notice of Proposal (PDS 2008-3500-08-015) has been issued, the EIR process is underway. PLEASE tell the County Escondido's citizen's don't need to have this plant. Please think of the schools and the kids breathing the dust filled air.

Deadline for letters to the County is October 13 NLT 4PM. All this is within a 2 mile radius of the proposed plant. Please help, please send a letter of opposition to Beth Ehsan, Project Manager, County of San Diego at: beth.ehsan@sdcounty.ca.gov



Thank you for your time, your interest and your concern.

Sincerely,

Diana Towne



County of San Diego

MARK WARDLAW
DIRECTOR
PHONE (858) 694-2962
FAX (858) 694-2555

PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123
www.sdcounty.ca.gov/pds

DARREN GRETLER
ASSISTANT DIRECTOR
PHONE (858) 694-2962
FAX (858) 694-2555

NORTH COUNTY ENVIRONMENTAL RESOURCES; PDS2008-3500-08-015 SEPTEMBER 24, 2014, COUNTY OPERATIONS CENTER PUBLIC SCOPING MEETING COMMENT SHEET

1. The project description provides no information on control Technologies used to abate dust, noise & other emissions. Reduction of environmental impact requires the use of "Best Available Control Technologies (BACT)"
2. The proposed 20 storage bins are assumed to be made of steel (because of lack of adequate description) and they are open at the top, then the operation of the facility will be very noisy which must be taken into account in the EIR.
3. In the County Recorder's Office Declaration of Restrictions Doc # 2005-0588207, an area in Parcel Map TPM 99-07 was designated as open space to protect & preserve the natural resources which must also be taken into EIR consideration.

Mail to:

Beth Ehsan, Project Manager
5510 ~~Ruffin Road~~, ste 310
San Diego, CA 92123 Overland Ave

Email: beth.ehsan@sdcounty.ca.gov

FAX: (858) 694-3373

Phone: (858) 694-3103

Tseng Nien San 10/04/2014
Signature, Date

NIEN-SAN TSENG

Print Name

1251 Nutmeg Terrace

Address

Escondido, CA 92026

City, State, Zip Code

Ehsan, Beth

From: Joan Van Ingen <joanthe6th@gmail.com>
Sent: Monday, October 13, 2014 9:48 AM
To: Ehsan, Beth
Subject: Mesa Rock Project

Good Morning! I enjoyed talking with you all at the meeting, and felt that giving such an open forum to all the concerned citizens in our area was a step in the right direction.

My follow-up in this e-mail refers to two items. One of the speakers mentioned Arie de Jong's statement that he felt he had no responsibility re asbestos coming in for recycling. I also spoke to Arie when we went on a tour of the project. He said to me: "I don't have to worry about asbestos, it's up to the people sending the debris for recycling." Since when does a project not have any responsibility for their acceptance of whatever is being trucked in with no way to verify what's in the trucks? The County could face lawsuits if anyone becomes ill (or dies) from contamination from this project.

Arie also agreed not to allow trucks to enter Mesa Rock Road from the Deer Springs intersection. They will be required to go east from the Deer Springs/Mountain Meadow exit from I-15, then south on Old 395 to the Mesa Rock Road intersection. Then they turn west on Mesa Rock Road, pass under I-15 freeway to the entrance to the recycling project. Having lived in this area since 1981 and seen the truckers take whatever route they want - over and over - I KNOW that this assurance from Arie will not be enforceable.

One more thing. Please check the angles a truck will have to make to go under the freeway and make a turn onto the project's entry road. If more than 2 or 3 large trucks are attempting this maneuver, there could well be a backup on Old 395.

Thank You.

Joan M. Van Ingen
8975-315 Lawrence Welk Drive
Escondido, CA, , 92026

760-749-0932

Subject: North County Environmental Resources Recycling Facility

October 1, 2014,

Beth,

I have driven by the sight again and took some pictures of the curve, 15 mile per hour warning and the memorials to the three people killed there. It is such a dangerous curve and so sad to see these crosses. It is hard to get the right pictures however just driving the road tells it all.

If you would take a drive and go down N. Nutmeg Street, turn left onto N Centre City Parkway and the 1st left onto Mesa Rock Rd you will see the underpass and there are the crosses on the south side of the road. There is a 15 mile an hour sign across from the memorial.

I had mentioned what a dangerous curve this is for a regular automobile how would trucks be able to use this. There is no restriction as far as truck weight. How would a truck even get under that underpass.

The sight where they are planning on building the Recycling Facility is not far from the 3 crosses and it appears they have already started grading even though there has not been an approval from the county.

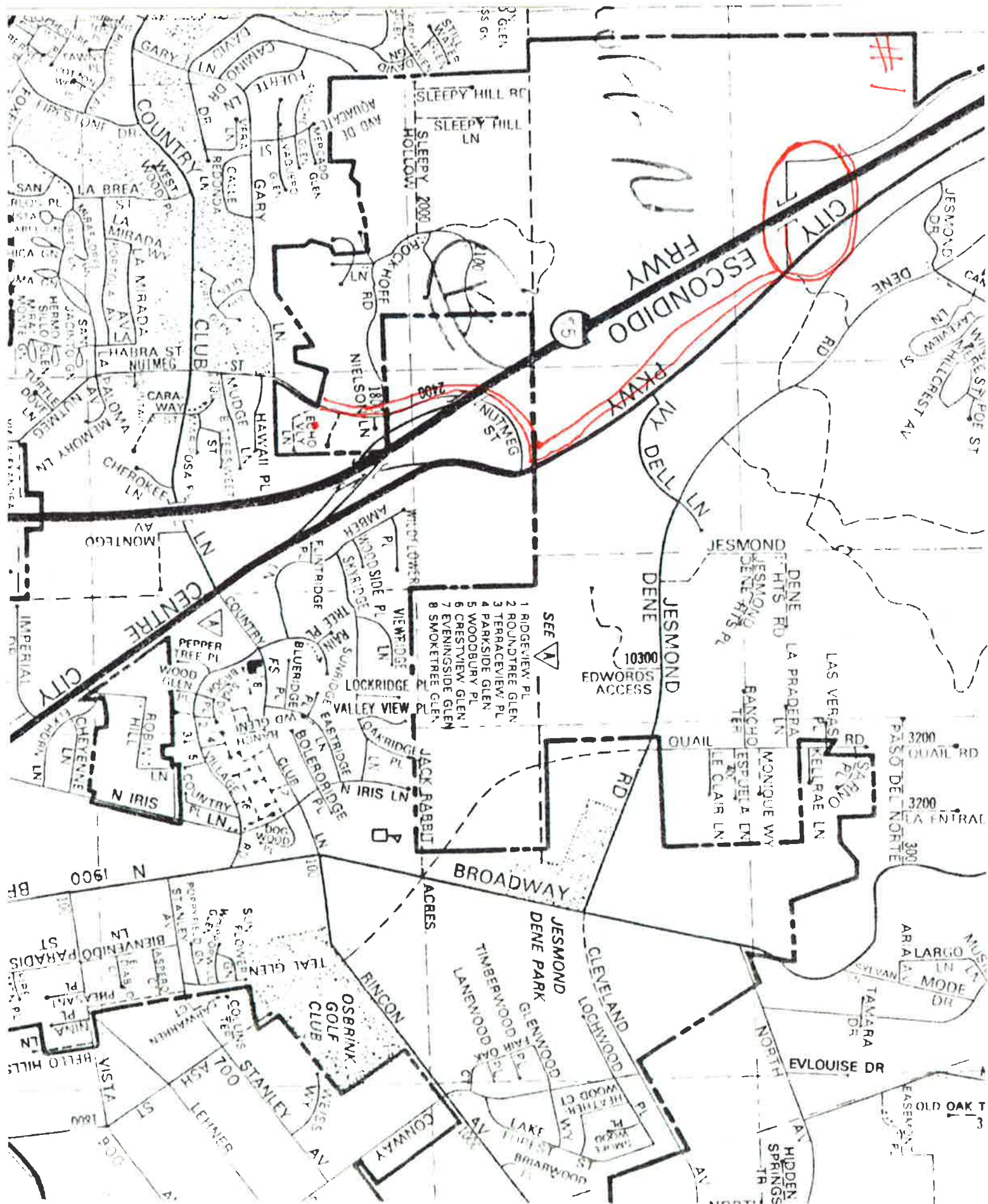
Thank you for reading this and please pass it on to the traffic section or anyone you feel should see it. Thank you for your help and patience.

Thank you.

Sylvia Wacknitz
2148 Rockhoff Rd.
Escondido, Ca. 92026

The following attachments:

1. Map from Thomas Bros. showing location of underpass and the curve
2. Pictures of the crosses where three people died on this road
3. Underpass where the crosses are located on Mesa Rock Road.
4. Snapshots of going west around the curve
6. Aerial photos of the area



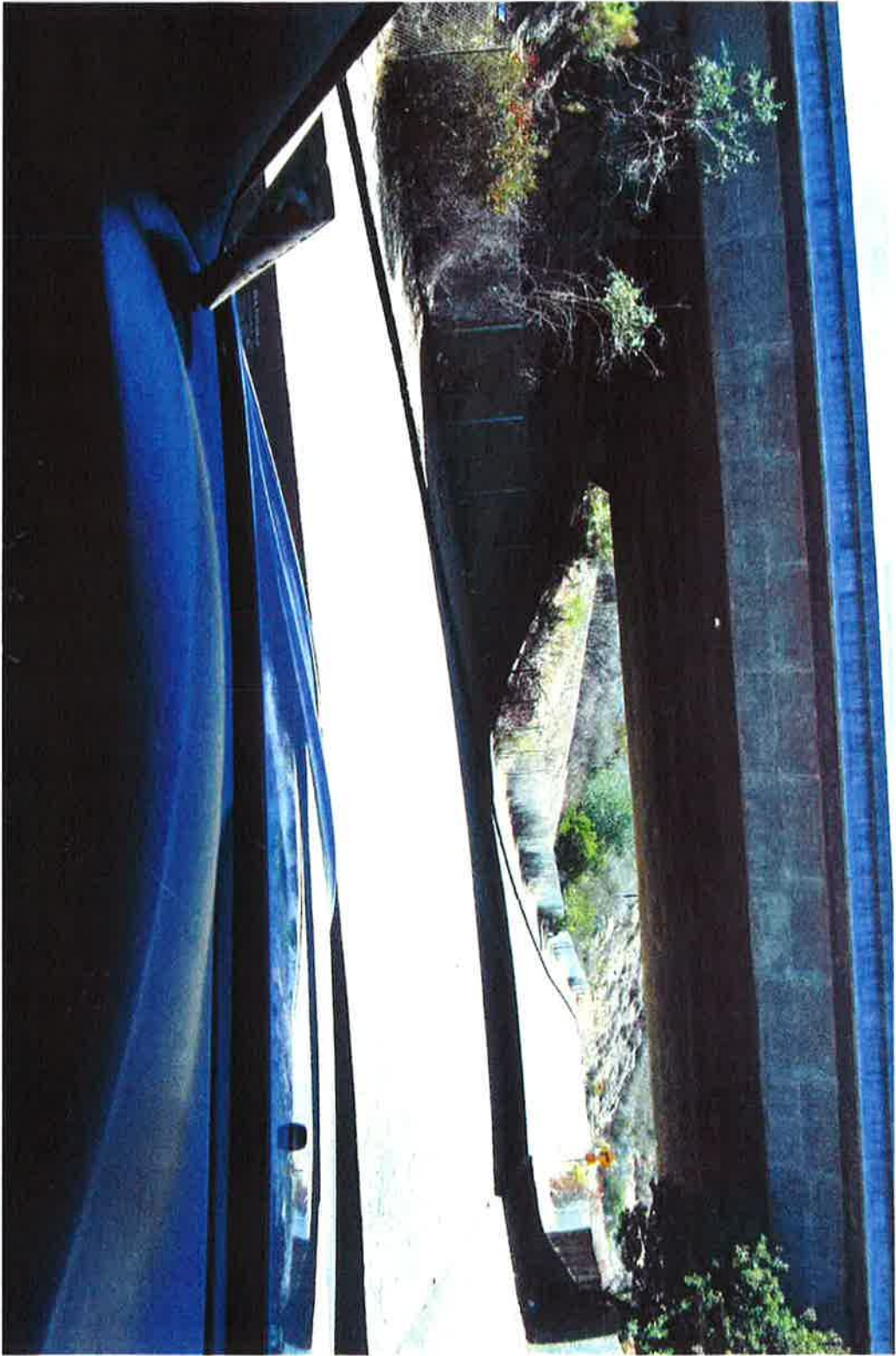
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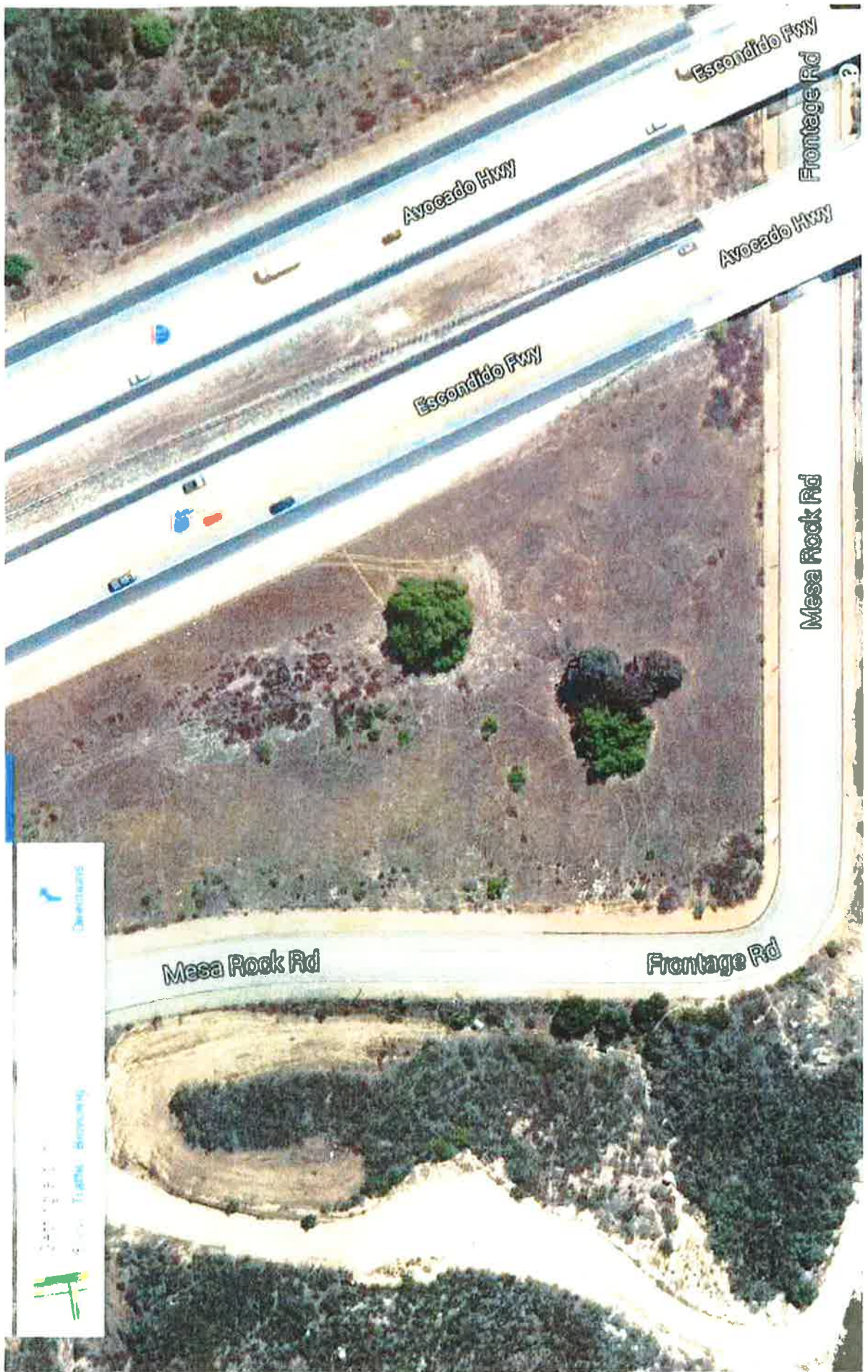


#3



#4





#5









Ehsan, Beth

From: Bob Walker <bwalker@connxns.com>
Sent: Sunday, October 05, 2014 4:14 PM
To: Ehsan, Beth
Subject: Construction and Demolition Recycling Plant

I am writing in regards to the proposed Recycling Plant being proposed in the Jesmond Dene community. We live at 25445 Jesmond Dene Rd and we moved here 18 months ago from the La Costa area to have a nice home in a quiet country setting. We can hear the birds and roosters every morning, there are owls that fly around us and at night we can hear the quail chirping. Hearing of this plant being proposed has me very concerned about the quality of the area, noise, pollution from the trucks, increased traffic, loss of the animals as they will scatter as more big vehicles come into the area, the loss in value of our \$1m+ home, the increased dust and particles in the air from this operation, and not to mention the view of this facility will take the country setting and turn into into a cesspool.

We are strongly opposed to this plant and will fight its process in trying to get approval to built here. Stop the process please....

Thank you

Bob Walker
President
Connexions Sports & Entertainment
5927 Balfour Court #102
Carlsbad, CA 92008

760.804.1517 wk
602.432.6474 mb
760.683.3340 fx

www.connxns.com – Twitter: @bobwalker38 Instagram: @bobwalker_connxns

Confidentiality Notice: This message (including any attachments) may contain confidential and/or privileged information. If you are not the addressee or authorized to receive this for the addressee, you must not use, copy, disclose, or take any action based on this message or any information herein. If you have received this message in error, please advise the sender immediately by reply e-mail and delete this message.

Ehsan, Beth

From: Janice Welsh <jenjaxma@yahoo.com>
Sent: Monday, October 13, 2014 11:36 AM
To: Ehsan, Beth
Subject: NCER Waste Project

Good morning Beth, We would like to express our concern over the NCER Waste Project being considered. We believe the proximity to homes in the area will result in dirt and dust exposure as well as an increase in noise, which will cause home values to decline and discourage home ownership in the area. This in turn hurts our local schools and will result in good families leaving the area. Please consider an alternative site for this plan further up the I-15 corridor where there are fewer impacted residential areas. Thank you.

Janice Welsh
jenjaxma@yahoo.com
619-997-4967

Ehsan, Beth

From: Dave Wodehouse <rikoziell@cox.net>
Sent: Sunday, October 12, 2014 4:16 PM
To: Ehsan, Beth
Subject: North County Environmental Resources Recycling Facility

Dear Ms. Ehsan,

I am a resident in the neighborhood of the proposed recycling facility. I would like to join all of my neighbors in urging you to reject this proposal. Here are a few of the reasons why. It is not in accordance with our natural environment as well as endangering our fragile infrastructure. It is incompatible with our neighborhoods standard of living. It will greatly increase traffic danger, as well as the danger of a serious fire in case of a serious accident.

In short, this terrible plan will significantly decrease our quality of living and our property values. Please feel free to contact me. Thank you.

Dave Wodehouse
2138 Rockhoff Rd.
Escondido, CA 92026.

Ehsan, Beth

From: Chickeyrose@aol.com
Sent: Thursday, October 09, 2014 1:16 AM
To: Ehsan, Beth
Subject: NCER Waste Project

Dear Ms. Ehsan.

Since you are seeking input from the public, I am writing this letter to express my serious concerns regarding the negative impact that this project will have on my community in terms of noise, pollution, dust, property values, scenic views and the overall negative effect on our environment. Surely there must be a location more suitable for a business of this nature where it wouldn't negatively effect so many residents that live so close to this site. I trust that you will take my concerns into consideration when making such a far-reaching decision on this proposed project.

Sincerely,
Rosemarie Woldin

Ehsan, Beth

From: Shirley Wolff <sawolff@cox.net>
Sent: Thursday, October 09, 2014 3:26 PM
To: Ehsan, Beth
Cc: 'Vicki Broughton'
Subject: NCER Waste Project Plan

Dear Ms Ehsan:

I was unable to attend the public meeting regarding this planned project, but, wish to register my complaint against such a project so close to my home, as well, as to those of my neighbors! It will be noisy, I'm sure, but, more importantly, will be ecologically harmful to all in such close proximity to this project. I am a soon to be eighty-six year old woman, and both issues mentioned will affect my health and quality of life. I feel certain of that!!

Please add my name to the list of those opposing this plan. Thank you very much for your careful consideration.

Mrs. Shirley A. Wolff
2200 Rockhoff Road
Escondido, CA 92026-1128
(760) 746-0279

Loy, Maggie A

Subject: FW: NCER Waste Project Plan

From: Shirley Wolff [<mailto:sawolff@cox.net>]

Sent: Friday, October 10, 2014 5:18 PM

To: Ehsan, Beth

Subject: RE: NCER Waste Project Plan

Dear Ms. Ehsan:

Thank you for your acknowledgement of my note regarding the NCER Waste Project Plan. I hope that there have been enough "complainants" to make a difference in negating progress on this plan. There must be a lot of vacant land parcels that could accommodate a waste plan that would not impose hardships, both ecological and physical, upon established communities.

Mrs. Shirley Wolff

Ehsan, Beth

From: Rochelle Wood <rtwood@cox.net>
Sent: Saturday, October 04, 2014 3:54 PM
To: Ehsan, Beth
Subject: NCER Waste Project

Beth,

Our community is across from this proposed plant and we are concerned with the impact of noise, dust and debris this will blow into our neighborhood.

Also, it could be a factor in lowering our property values, but mainly a health issue for us.

We find this to be an unacceptable business in our neighborhood.

Thomas & Rochelle Wood
2976 Jesmond Dene Hgt. Road
Escondido, CA 92026

Beth Ehsan
Project Manager
County of San Diego
Planning and Development Services
5510 Overland Ave, Suite 310
San Diego CA 92123

Re. NORTH COUNTY ENVIRONMENTAL RESOURCES RECYCLING FACILITY
PDS2008-3500-08-015

October 10, 2014

Dear Ms. Ehsan and responsible PDS authorities,

As the owner of the property at 25311 Jesmond Dene Road, Escondido, I write to voice my objection to the North County Environmental Resources Recycling Center and provide comments on the Notice of Preparation for an Environmental Impact Report.

My house on the property directly overlooks the proposed site, across I-15 from the East. There are no hills or other natural obstructions to provide any substantial visual or noise protection. Note that I also own an adjoining property at 25315 Jesmond Dene Road, the subject of separate correspondence.

My family have owned and lived at this property for 50 years. It is my belief that if the project goes ahead we will be adversely affected by it in many ways. Aside from substantial impact on the value of my property, it will we believe generate very significant noise, dust, and other environmental pollution. In addition to that and the visual impact, we are greatly concerned by the proposed hours of operation 5am -7pm six days a week.

We can find no specific information in the initial documentation and project description concerning processing methods and associated protective measures for noise and dust. In addition, the discrepancy between incoming and outgoing capacities raises many questions concerning the correct scoping of the facility and the validity of any EIR based upon the project description as currently documented.

In summary, I object to the project and believe that if it were to proceed it would have very substantial negative impact on our residential amenity, health, and general wellbeing.

Sincerely,



Laurie Wood
25311 Jesmond Dene Rd
Escondido CA 92026

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Dear Ms. Ehsan and responsible PDS authorities,

As the owner of the property at 25315 Jesmond Dene Road, Escondido, I write to voice my objection to the North County Environmental Resources Recycling Center and provide comments on the Notice of Preparation for an Environmental Impact Report.

We have just completed construction of a newly remodeled home on the property. The house is located in a saddle directly overlooking the proposed site, East across I-15. From the house we have direct visual sighting of the proposed project site, with no natural obstructions to provide any substantial visual or noise protection. Further, prevailing winds are from the West up the valley, and any dust produced at the proposed facility will blow naturally toward our property. Note that I also own an adjoining property at 25311 Jesmond Dene Road, the subject of separate correspondence.

My family have lived in this location for 50 years. It is my belief that if the project goes ahead we will be adversely affected by it in many ways. Aside from substantial impact on the value of my new home, it will we believe generate very significant noise and other environmental pollution including dust as noted above. In addition to that and the visual impact, we are greatly concerned by the proposed hours of operation 5am -7pm six days a week.

As noted in the correspondence concerning my other property, we can find no specific information in the initial documentation and project description concerning processing methods and associated protective measures for noise and dust. In addition, the discrepancy between incoming and outgoing capacities raises many questions concerning the correct scoping of the facility and the validity of any EIR based upon the project description as currently documented.

In summary, I object to the project and believe that if it were to proceed it would have very substantial negative impact on our residential amenity, health, and general wellbeing.

Sincerely,



Laurie Wood
25315 Jesmond Dene Rd
Escondido CA 92026